

**fisher  
german**

# Unit 3, Church Lane Industrial Estate

Church Lane, West Bromwich, B71 1AR

Leasehold  
Industrial/Warehouse Unit

4,388 Sq Ft (407.65 Sq M)



**To Let** | £7.50 per sq ft



## Amenities



EPC - B



Refurbished



Car Parking



Motorway



Transport  
Links

## Unit 3, Church Lane Industrial Estate

4,388 Sq Ft (407.65 Sq M)

### Description

The unit is of similar steel truss structure, constructed from brick and block elevations with profile cladding above. The roof is of steel profile metal sheeting incorporating translucent roof lights.

The unit benefits from a concrete floor and provides a clear working height of 4.28m.

Vehicle access is provided via an electric roller shutter door to and car parking is situated at the side of the building.



Location

The premises are located on Church Lane Industrial Estate. The B414 Church Lane links with the A41 Black Country New Road/The Expressway, which gives direct access to Junction 1 of the M5 Motorway. The M5 provides access to the Black Country and National Motorway network. Junction 1 of the M5 is approximately 2.5 miles distant.

Accommodation

Description	Sq Ft	Sq M
Unit 3	4,388	407.65

Locations

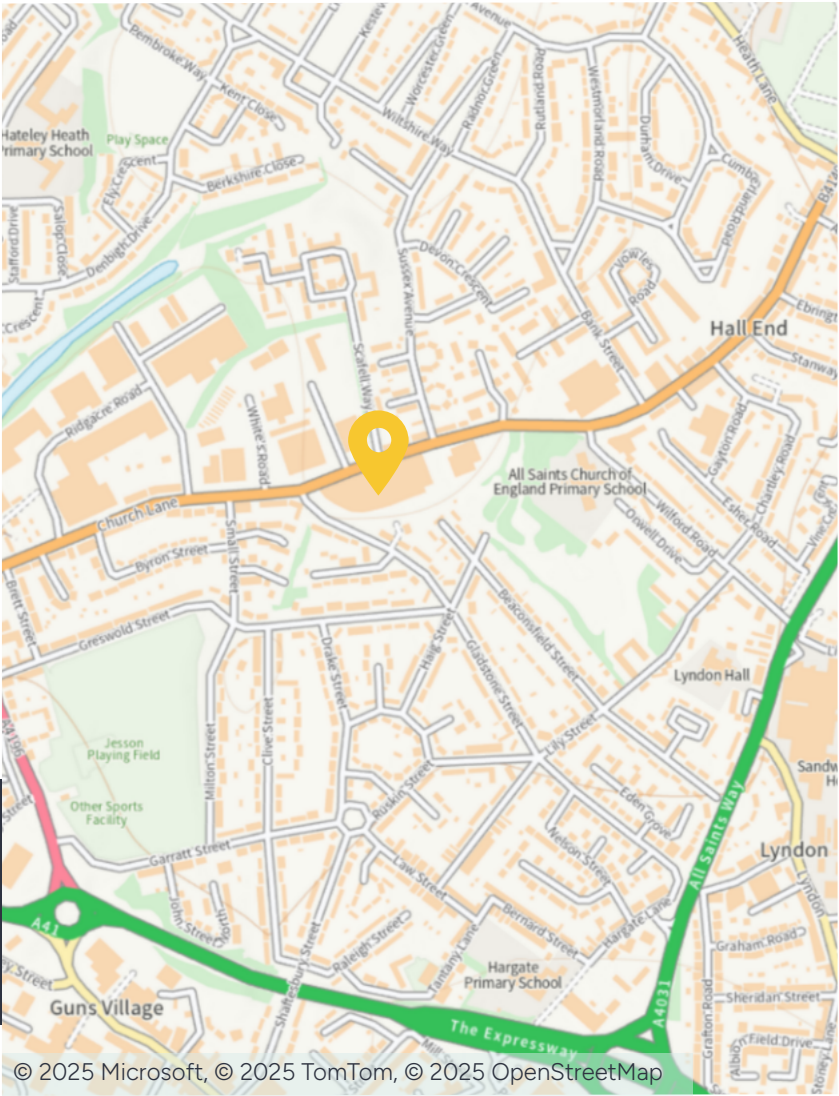
- West Bromwich: 1.2 miles
- M5 J1: 2.5 miles
- Birmingham: 7.5 miles

Nearest station

Tame Bridge Parkway: 2.2 miles

Nearest airport

Birmingham International: 19.4 miles



## Further information

### Lease Term

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Tenure

Leasehold.

### Rent

£7.50 per sq ft exclusive of VAT.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Services

Mains water, drainage and three phase electricity are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting letting.

### EPC

The EPC rating is B.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated August 2023.



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