



RENT
£66,500
(per annum)



Unit 19, Corngreaves Trading Estate **Charlton Drive, Cradley Heath, B64 7BJ**

Leasehold | Industrial/Warehouse Unit | 8,566 Sq Ft (795.80 Sq M)



TO LET



Location

Corngreaves Trading Estate is located on Charlton Drive in Cradley Heath.

Motorway access to Junction 3 of the M5 via the A458 is approximately 5½ miles distant. Junction 2 of the M5 approximately 5 miles. Access to Birmingham city centre provided via the nearby A458 which is approximately 11 miles distant.



Description

The property is an end terrace industrial/warehouse unit of steel portal frame construction with brick walls to full height under a pitched sheeted roof with high bay and fluorescent strip lights. The property has single storey office accommodation to the front.

The unit has the following specification:-

- Concrete floor.
- 3 phase electricity.
- Male and female toilets.
- Roller shutter door (height 4.25m x width 4.18m).
- Clear working height of 6m (20 ft).
- Office space of 443 sq ft.
- Parking is available to the front of the unit with ancillary parking close by.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 19	8,566	795.80



Amenities



Roller Shutter Door



Clear Height 6m



Leasehold



Parking



Transport Links



Motorway - J3 M5



Further information

Lease Terms

The unit is available on a new full repairing and insuring lease for a negotiable term.

Rent

£66,500 per annum exclusive.

Tenure

Leasehold.

Business Rates

Rateable Value: £30,000

Rates Payable: £14,970

2024/2025 Rates Payable 49.9p in the £.

Services

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.

Legal Costs

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

Service Charge

Tenants will be responsible for payment of an estate service charge levied to cover the cost of maintaining the communal parts of the estate.

Insurance

The landlord insures the property and recovers the cost from the tenant.

EPC

The EPC rating is D.

Fixtures & Fittings

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

Anti Money Laundering

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

VAT

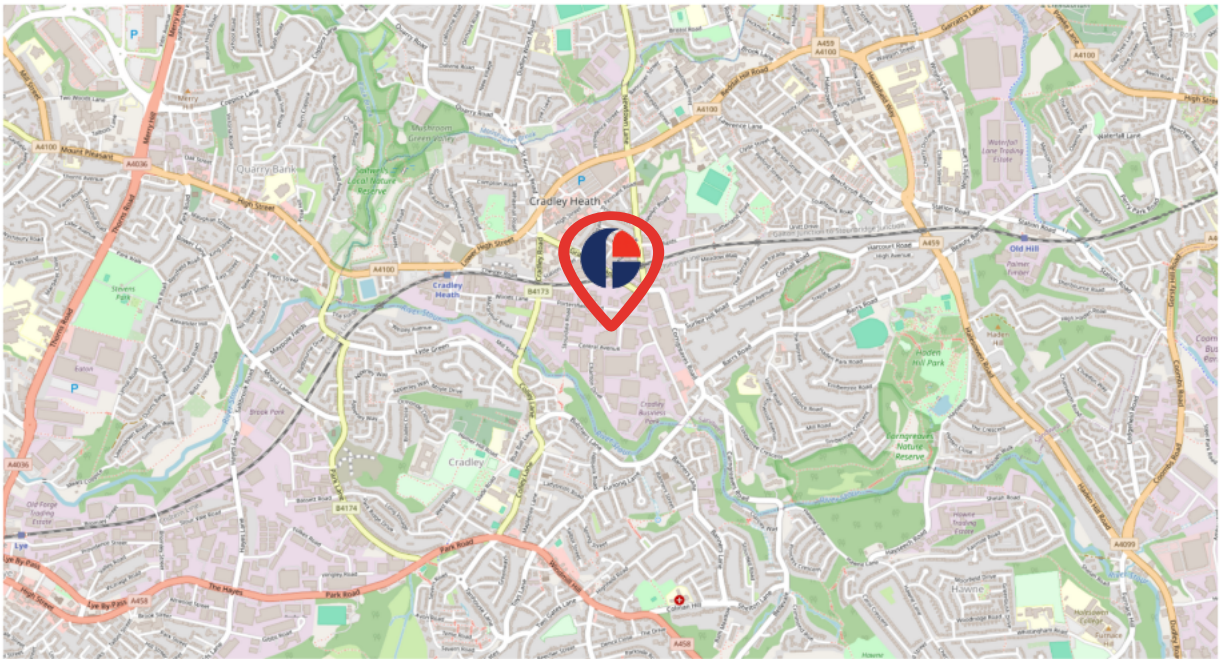
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

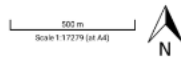
Strictly by prior arrangement with Fisher German or our joint agents Hexagon Commercial 01384 374 888.



Unit 19, Corngreaves Trading Estate



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Approximate Travel Distances



Locations

- Cradley Heath - 0.6 miles
- Birmingham - 11.1 miles
- Junction 3 M5 - 4.7 miles



Nearest Station

- Cradley Heath - 0.6 miles

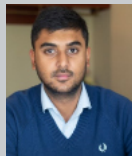


Nearest Airport

- Birmingham International - 25.8 miles



Viewings



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Particulars dated July2024. Photographs dated May 2024.