



CORNGREAVES TRADING ESTATE

TO LET
INDUSTRIAL/ WAREHOUSE UNIT
5,446 SQ FT (506 SQ M)

Charlton Drive, Cradley Heath • B64 7BJ

UNIT 21



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.



ACCOMMODATION

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

UNIT	SQ FT	SQ M
21	5,446	506

SPECIFICATION

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 (20ft)
- Office space of 443 sq ft
- Parking is available to the front of the unit with ancillary parking close by



BUSINESS RATES

Occupiers will be responsible for paying Business Rates direct to the local authority.

SERVICE CHARGE

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

EPC

The EPC rating is D.

VIEWINGS

For further information or to arrange a viewing, please contact:



Arjun Delay
arjun.delay@fishergerman.co.uk
07966 469 240

Mike Price
mike.price@fishergerman.co.uk
07909 596 051



Harvey Person
hp@hexagoncommercial.co.uk
07387 165 367

Jack Summers
js@hexagoncommercial.co.uk
07446 912 228

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