

Unit 4, Lodge Forge Trading Estate

Leasehold
Light Industrial Unit

Bridge Street, Cradley Heath, B64 7RW

2,500 Sq Ft (232.26 Sq M)





Key information



Rent

£22,500 per annum



Secure Estate



EPC Rating

D

Unit 4, Lodge Forge Trading Estate

2,500 Sq Ft (232.26 Sq M)

Description

The Estate comprises of sixteen well maintained industrial/warehouse units benefitting from a secure site with perimeter fencing and lockable gates.

The unit is of reinforced concrete frame construction with lined insulated corrugated sheet roof incorporating translucent light panels.

To the front of the unit is a good concrete surfaced loading forecourt and tarmac surfaced parking areas.

Location

Lodge Forge Trading Estate is located a short distance from Cradley town centre benefitting from convenient access to the local shops and the railway station.

The estate benefits from excellent dual carriageway links to the M5, Halesowen and Merry Hill Shopping Centre.

Accommodation

| Description | Sq Ft | Sq M |
|------------------------------------|-------|--------|
| Unit 4, Lodge Forge Trading Estate | 2,500 | 232.26 |

Locations

Cradley Heath: 0.5 miles

Birmingham: 10.3 miles

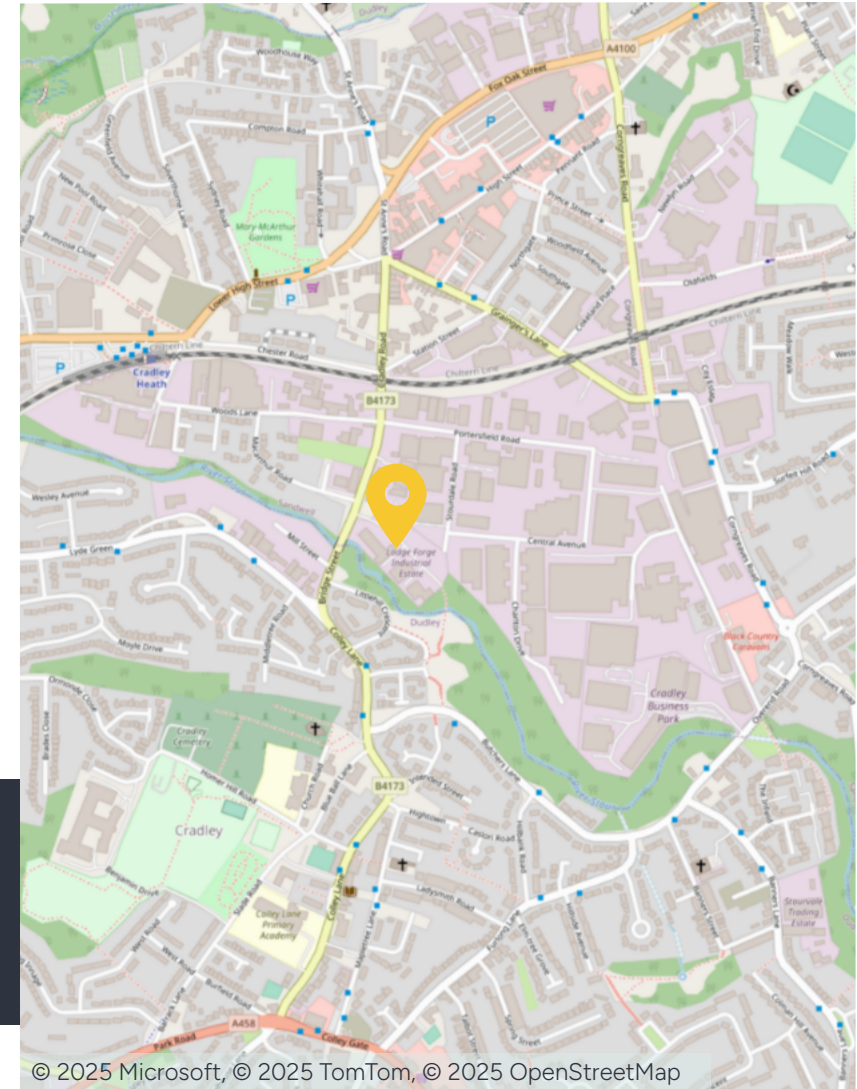
M5 J3: 7.7 miles

Nearest station

Cradley Heath: 0.4 miles

Nearest airport

Birmingham International: 19.3 miles



Further information

Rental

£22,500 per annum exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings.

Lease Terms

These premises will be available under a new full repairing and insuring lease for a term to be agreed.

Business Rates

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

2026 Rateable Value: £14,750

Small Business Rate Relief may be available subject to status.

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.

Service Charge

A variable small charge is levied on the unit in order to cover of the upkeep and maintenance and management etc of common parts and facilities. Levied on a fair proportion basis.

Buildings Insurance

The landlord will insure the building, with the premium to be reimbursed by the tenant.

Possession

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

Planning

We are advised that the property has consent for light industrial.

Prospective tenants should seek confirmation from the local authority.

EPC

The EPC rating is D.

Fixtures & Fittings

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

Legal Costs

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

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 joint agents.



Contact us



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