INDUSTRIAL | TO LET

VIEW ONLINE



UNIT N LEONA INDUSTRIAL ESTATE, NIMMINGS ROAD, HALESOWEN, B62 9JQ

1,490 SQ FT (138.43 SQ M)

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Refurbished End-Terrace Industrial Warehouse/Workshop

- Steel Truss Construction
- Integral Office
- Full Height Brick Elevations
- Translucent Roof Lights
- 2x Level Loading Access Doors
- Three Phase Electricity
- WC Facilities
- Common Service Yard





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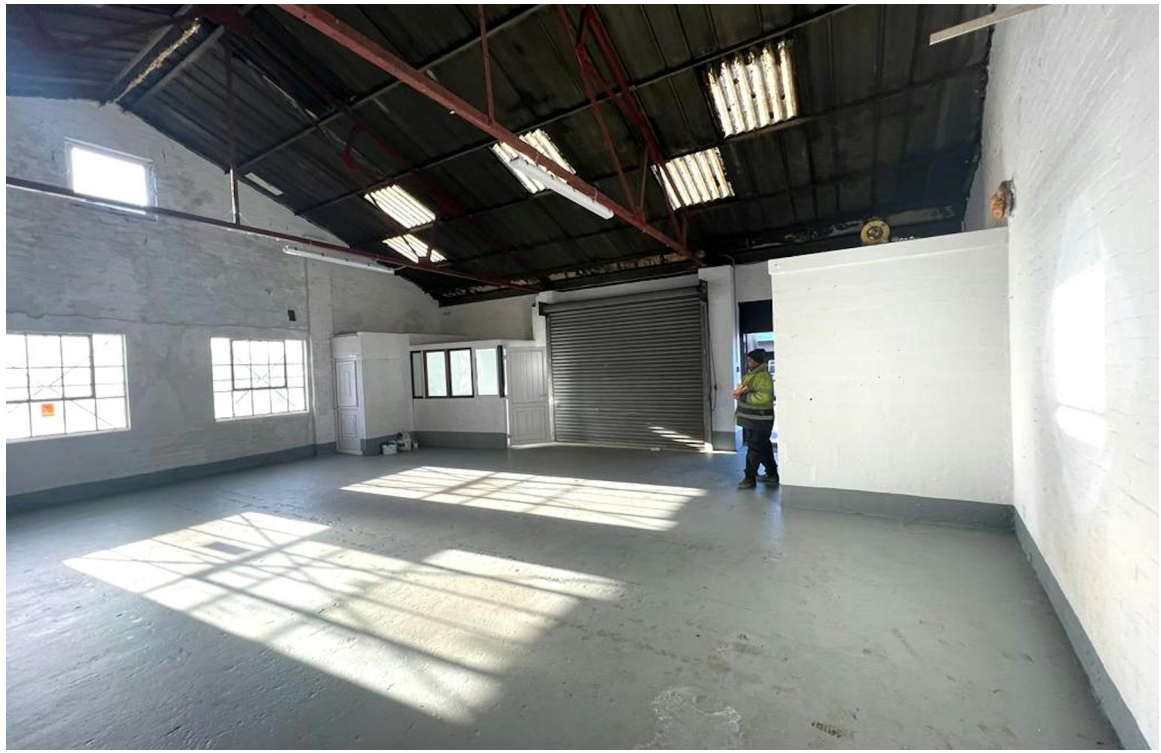
DESCRIPTION

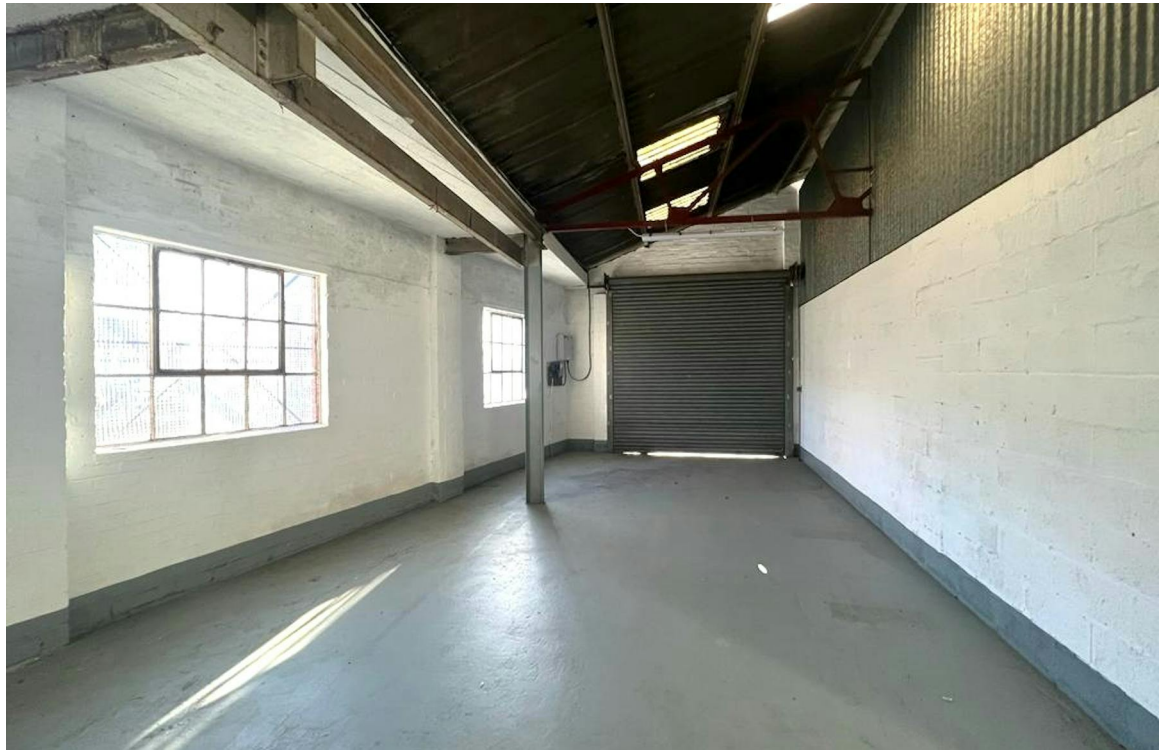
The property comprises an end terrace industrial warehouse/ workshop of steel truss construction with full height brick elevations beneath a pitched roof with translucent roof lights.

The property has been recently refurbished which includes a new integral office.

The unit benefits from concrete flooring throughout, 2x level loading access doors, separate pedestrian access, strip lighting, three phase electricity and WC facilities.

The property is served by a common service yard and there is individual car parking for each unit.



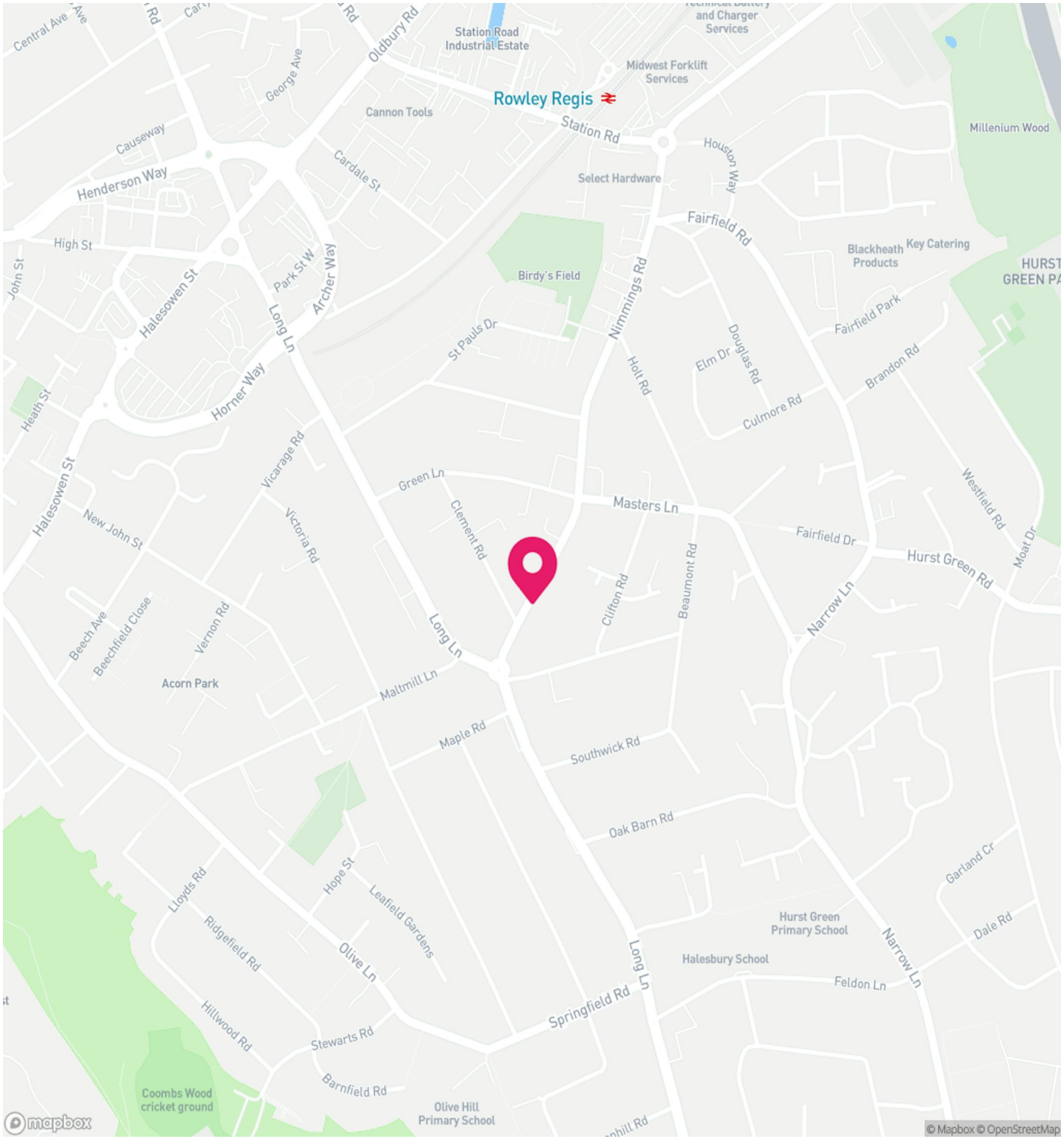


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LOCATION

The property is located on Leona Industrial Estate which is on the western side of Nimmings Road close to the junction with Masters Lane/Green Lane.

Halesowen town centre is circa 2.2 miles away to the south west, and Junction 3 of the M5 Motorway is nearby at a distance of about 2 miles to the south.



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VAT

We understand VAT is payable on the rental.

BUSINESS RATES

The Business Rates need to be separately assessed. However, we anticipate the property will qualify for exemption under Small Business Rates Relief.

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

USE CLASS

We understand that the property can be used for Use Class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent and we advise all parties to check with the local planning department to check the suitability of their intended use.

Strictly no Motor trade or Recycling uses are allowed.

EPC

EPC available upon request from the agent.

ANTI-MONEY LAUNDERING

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

INTERNAL PHOTOS

The internal photos are historic and are only used for reference purposes only.

The unit now benefits from an integral office which has been created off the reception area, providing a small open plan office to the front elevation.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£12,675 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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