

INDUSTRIAL | TO LET

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UNIT 2, NAVIGATION IND. ESTATE, OFF STATION ROAD,, CRADLEY HEATH, B64 6PL  
988 SQ FT (91.79 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Open-Span Warehouse Accommodation with Excellent Working Height, Situated on a Secure Industrial Estate.

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- GIA 988 ft2
  - Quoting Rental £10,000 Per Annum
  - Electronic Roller Shutter Entry
  - Accessed Via a Canal Bridge
  - Parking Available on Site
  - Clear Span Warehousing with 5.8M Working Height
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## DESCRIPTION

The property comprises a terraced warehouse unit of steel portal frame construction, with a pitched roof incorporating translucent roof lights.

The accommodation provides open span warehouse space with concrete flooring, electronic level loading doors and WC facilities.

The unit benefits from a working height of approximately 5.8m and is well suited for use as a lock-up warehouse, storage unit or light industrial premises, subject to any necessary consents.

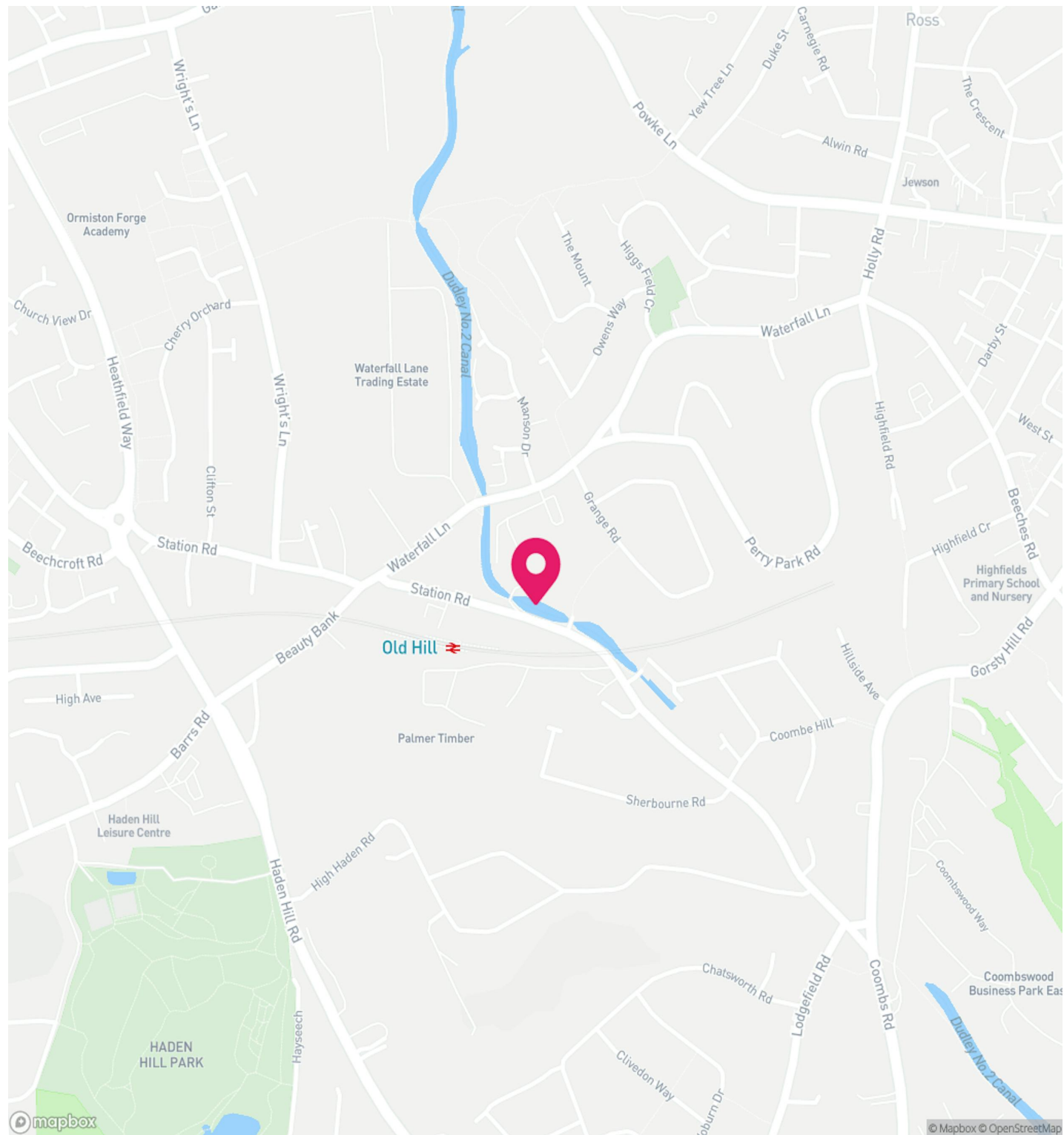
## LOCATION

 ///SWEAR.SALON.FOAM

The property is situated on Navigation Industrial Estate, accessed via a canal bridge from Station Road, within an established commercial location.

Station Road provides convenient access to Halesowen Road (A459), a main arterial route linking Halesowen to the south with Dudley to the north.

The location also benefits from good wider connectivity, with access to the A456 to the south of Halesowen, which provides a direct link to Junction 3 of the M5 Motorway and the wider Midlands motorway network.



## RATEABLE VALUE

The building benefits from small business rates exemption, subject to tenant qualification.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## RENT

£10,000 per annum

## POSSESSION

Available August 2026

## 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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