

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 4, NAVIGATION IND. ESTATE, 133 STATION ROAD,, CRADLEY HEATH, B64 6PL
675 SQ FT (62.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-up Industrial Workshop Premises

- GIA 675 ft2
 - Quoting Rental £6,750 PA
 - Roller Shutter Entry Door
 - Portal Frame Construction with Concrete Flooring and Forecourt Loading
 - WC Facilities
 - Accessed Via a Canal Bridge
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DESCRIPTION

The property comprises of a self-contained industrial warehouse / workshop located at Navigation Ind. Estate. The unit is accessed via a canal bridge off Station Road and provides a number of workshop premises on site.

Unit 4 comprises an open span unit of portal frame construction with mono-pitched profile clad roof and block and brick infill.

The premises benefits from pedestrian and roller shutter entry door, concrete flooring, WC and kitchenette facilities.

Forecourt loading and on site parking is also provided.

*No car repairs or mechanics.



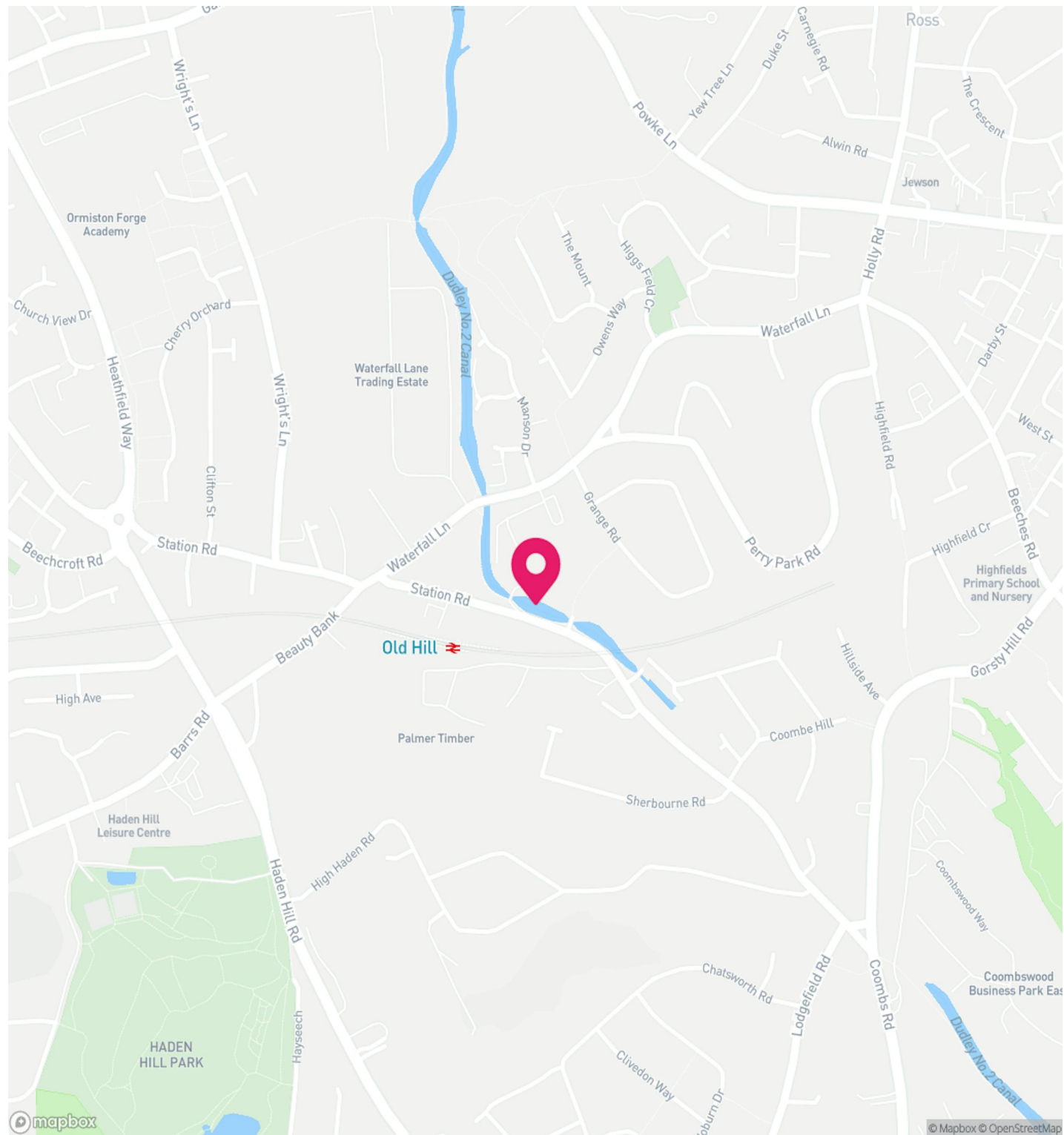
LOCATION

/// 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

We understand that the premises benefits from small business rates exemption, subject to tenant qualification.

LEASE

A free and easy to understand templated lease will be provided by the Landlord.

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

£6,750 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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