

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 40, DELPH INDUSTRIAL ESTATE, DELPH ROAD, BRIERLEY HILL, DY5 2UA

6,650 SQ FT (617.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Bay Warehouse with Yard

- Secure Estate
 - 3-Phase Electricity Supply
 - 2 x Roller Shutters
 - Substantial Gated Yard
 - Concrete Floor
 - Brick and Blockwork Elevations
 - Pedestrian Access Door
 - Integral Offices
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DESCRIPTION

The property comprises a warehouse/industrial unit with a large gated yard to the front, located on the established Delph Industrial Estate in Brierley Hill.

The unit is of steel portal frame construction with part blockwork elevations, under a pitched roof incorporating translucent roof lights.

Internally, the premises has a concrete floor throughout, together with built-in office accommodation, a kitchenette and WC facilities. Loading is via 2 roller shutter doors, which open onto the generous secure yard. The yard provides ample space for parking, loading and external storage.

The premises would suit a range of uses, including storage, distribution and light industrial occupiers, subject to the necessary consents.

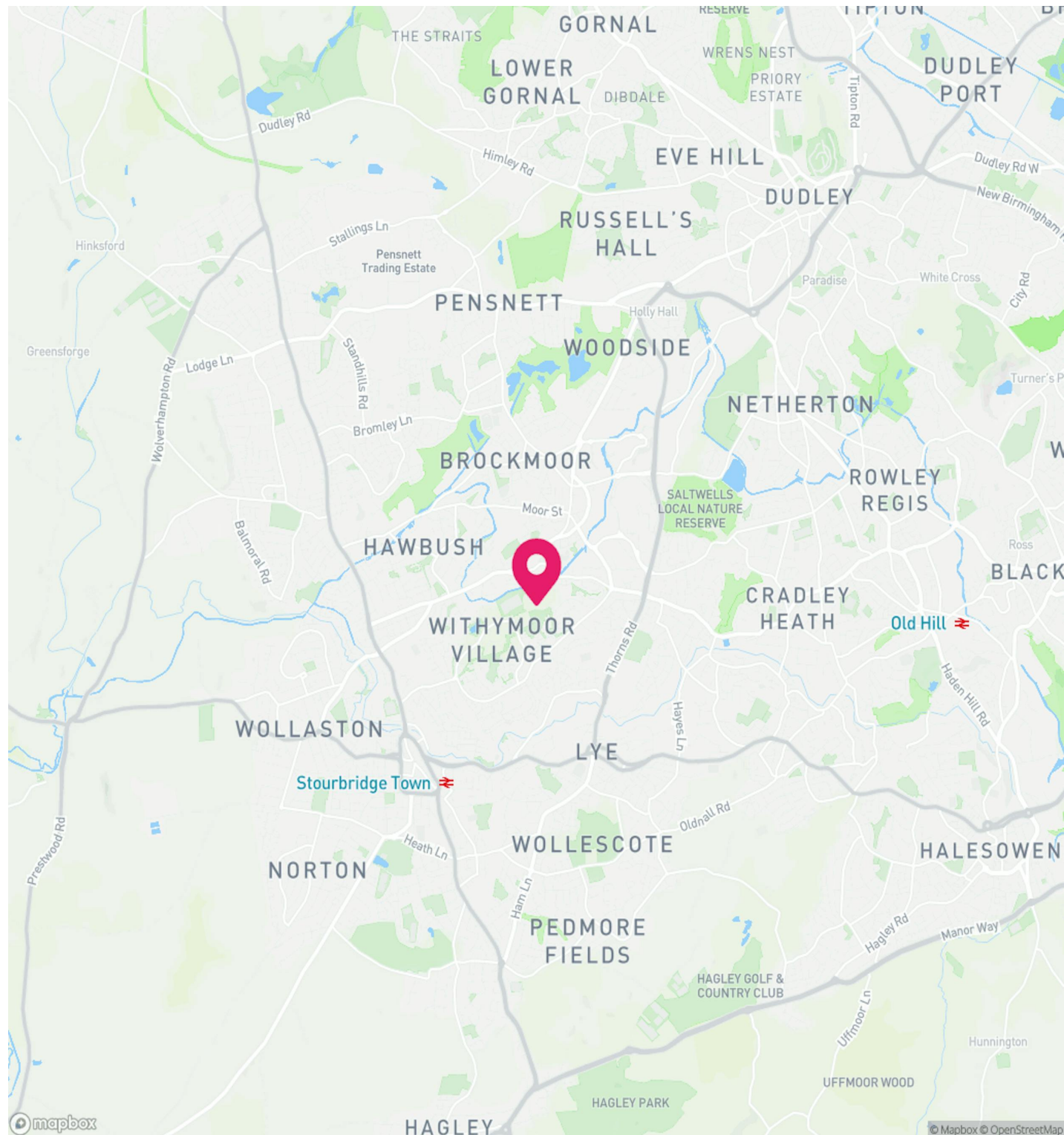


LOCATION

Delph Industrial Estate is situated on Delph Road in Brierley Hill, an established commercial and industrial location within the West Midlands. The estate is accessed via Brettell Lane, which connects directly to the A491, providing convenient access to the surrounding Black Country and wider regional road network.

The location benefits from excellent motorway connectivity, with Junction 3 of the M5 approximately 6.5 miles away and Junction 2 approximately 7.5 miles away. This provides direct access to the wider national motorway network, with convenient onward connections towards Birmingham, the M6 and M42.

Brierley Hill town centre and Merry Hill Shopping Centre are both approximately one mile from the estate, providing a comprehensive range of retail, leisure and service amenities for occupiers and their employees.



SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of communal areas.

VAT

Payable on all charges under the lease.

BUSINESS RATES

Rateable Value: £43,750

LEGAL COSTS

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

AVAILABILITY

The property is immediately available following the completion of legal formalities.

VIEWINGS AND FURTHER INFORMATION

Via the letting agent Siddall Jones on 0121 638 0500 or Bulleys

RENT

£53,200 per annum

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

C (72)

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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