



5A/B, Whitehall Industrial Park, Whitehall Road, Great Bridge, Tipton, West

TO LET

INDUSTRIAL / WAREHOUSE

Size
9,496 sq ft (882 sq m)

Rent
£47,500 per annum exclusive

10 Ton Crane

New lease available

C.C.T.V. on estate

Location

The unit is located on the Whitehall Industrial Park. Great Bridge Town Centre is within a quarter of a mile. The Motorway Network is accessible via Junctions 1 and 2 of the M5 at Oldbury and West Bromwich as well as Junction 9 of the M6 at Wednesbury. All three Motorway Junctions are within 3/4 miles of the estate.

Description

The two bay unit is of steel framed construction surmounted by two pitched, part insulated roofs. Height to eaves - 5.62m. (18'5") approx. Access is via two roller shutter doors. The unit benefits from an overhead mounted 10 ton crane to one bay. A steel framed mezzanine floor with a concrete floor is included. Offices and toilets are included.

On site car parking is available.

Accommodation (Gross Internal Area) approx.

9,496 sq.ft. (882.51 sq.m.)

Mezzanine Floor - 2,307 sq.ft. (214.41 sq.m.)

Services

All mains services are connected. The electricity is purchased direct from the estate.

Please note the services have not been tested.

Rating Assessment

2023 Rateable Value - £33,000.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £46,500

UBR - 48p in the £ (2026/27)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to cover monitored C.C.T.V. and the repair/maintenance of

all common areas etc.

Rent

£47,500 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - C.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

Additional Images

