



5A/B/C Whitehall Industrial Park, Whitehall Road, Great Bridge

## **TO LET**

INDUSTRIAL / WAREHOUSE

**Size**  
12,925 sq ft (1,201 sq m)

**Rent**  
£64,500 per annum exclusive

10 Ton Crane to part

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 three 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.

12,925 sq.ft. (1,202.21 sq.m.)

Mezzanine Floor - 3,072 sq.ft. (285.5 sq.m.)

## Services

All mains services are connected or available for connection. The electricity is purchased direct from the estate.

Please note the services have not been tested.

## Rating Assessments

Unit 5A/B - Rateable Value: £33,000

Unit 5C - Rateable Value: £12,000

U.B.R. - 55.5p in the £ (2025/2026).

## 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

£64,500 per annum exclusive.

## V.A.T

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

## Fixtures and Fittings

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

## Energy Performance Certificate

Unit 5A/B - EPC rating C.

Unit 5C - EPC rating E.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

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