SELLERS
CHARTERED SURVEYORS

Please call us
01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Barlow Drive, West Bromwich, West Midlands B70 6JN

TO LET

INDUSTRIAL / WAREHOUSE

Size
31,695 sq ft (2,945 sq m)

Rent
£270,000 per annum exclusive

- Close to/visible from Junction 1 M5
- Large surfaced YARD
- Includes Offices
- New lease available from October 2025

http://www.sellers-surveyors.co.uk/qlink2152

Location

The premises are located to the end of Barlow Drive, a cul-de-sac off Roebuck Lane. Junction 1 of the M5 is within 800 yards approx.

Description

The premises comprise interconnecting warehouse bays, offices and a secure YARD.

Warehouse No. 1 extends to two bays with brick/profiled sheeted walls surmounted by two pitched, lined corrugated asbestos roofs. Access is via two roller shutter doors leading into a sunken loading bay and an adjoining roller shutter door. Height to underside of haunch - 4.45 m. (14'7") approx.

Warehouse No. 2 is of steel portal framed construction with brick/blockwork and insulated profiled metal sheeted walls surmounted by a pitched, metal profiled sheeted roof. Height to underside of haunch - 6.28 m. (21'9") approx. Access is via a large roller shutter door (width - 7.15 m. X height - 5.3 m.).

The offices (mainly two storey but part single storey) are of brick construction with a flat roof. UPVC framed double glazed windows. The first floor accomodation comprises of a range of private/open plan rooms. The ground floor area is primarily utilised as warehouse/packing space with access from warehouse No. 1.

The YARD is gated and concrete surfaced.

Accomodation (Gross Internal Area)

Warehouse No. 1 - 15,110 sq.ft. (1,404.26 sq.m.)

Warehouse No. 2 - 11,236 sq.ft. (1,044.24 sq.m.)

Ground floor packing area etc	-	3,205 sq.ft.	(297.90 sq.m.)
First floor offices	-	2,144 sq.ft.	(199.29 sq.m.)
TOTAL		31,695 sq.ft.	(2,945.69 sq.m.) approx.
YARD	-	0.57 Acres	(0.23 Hectates) approx.

Services

All mains services are connected. The offices include panel radiators fed by a gas fired central heating boiler.

Please note the Landlords/Agents have not tested the services/heating systems.

Lease Terms

Available with the benefit of a new lease for a term to be agreed on full repairing and insuring terms.

Rent

£270,000 per annum exclusive.

V.A.T.

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

Rating Assessment

2023 Rateable Value - £92,500.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £97,500

UBR - 48p in the £ (2026/27)

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
Mobile: 07764 269803
Email: matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



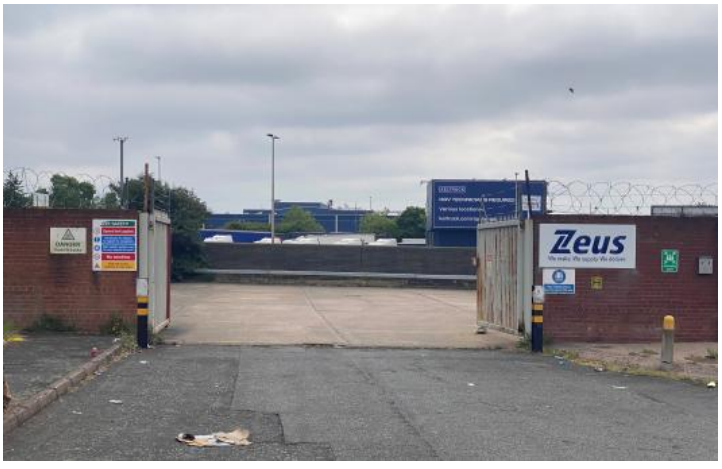














Additional Images





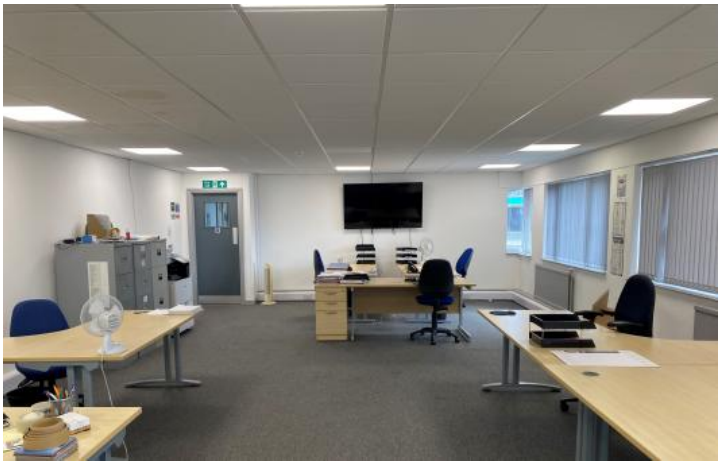












Additional Images

