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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

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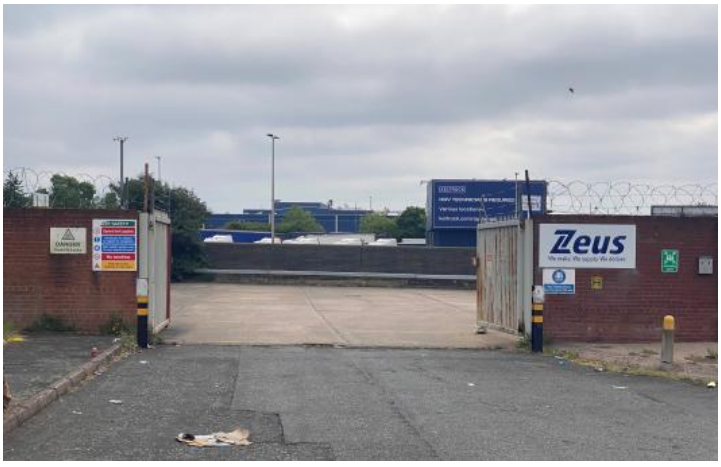

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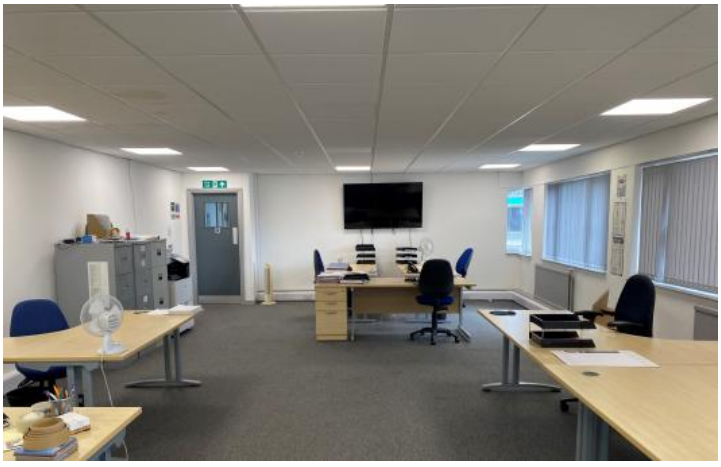

Additional Images