



Unit 20 Cornwallis Road, West Bromwich, B70 7JF

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
2,407 sq ft (224 sq m)

**Rent**  
£17,000 p.a. exclusive.

Yard to the rear

New lease available

Includes an office

## Location

The unit is located at the end of Cornwallis Road just before the entrance into the Millard Industrial Estate. Cornwallis Road is a cul-de-sac off Bromford Road (A4034). Bromford Road connects Oldbury Town Centre to West Bromwich Town Centre.

Sandwell and Dudley Railway Station is within walking distance.

## Description

An industrial/warehouse unit of lean to steel framed construction with either full height brickwork or lined corrugated asbestos sheeting to walls.

Max working height - 5.2 m. (17'1") approx. Min working height - 3.3 m. (10'10") approx.

The roofs are lean-to of lined corrugated asbestos sheeting incorporating roof lights. Vehicular access is via a roller shutter door.

Situated within the unit is an office and separate male and female toilets. Security shutters are fitted.

A small unsurfaced yard is located to the rear of the unit with access from within the unit itself.

## Accommodation (Gross Internal Area)

2,439 sq.ft. (226.6 sq.m.) approx.

## Services

All mains services, except gas are connected.

## Rating Assessments

2023 Rateable Value - £11,000

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £15,500

UBR - 48p in the £ (2026/27)

## Lease Terms

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

incorporate a service charge provision to cover the repair/maintenance of all common areas.

## Rent

£17,000 per annum exclusive.

## V.A.T.

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

## Energy Performance Certificate

EPC rating - D.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors. 01384 456789.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

## Additional Images



