



Unit 22 Pedmore Road Industrial Estate, Brierley Hill DY5 1TJ

TO LET

INDUSTRIAL / WAREHOUSE

Size
4,611 sq ft (428 sq m)

Rent
Year 1 - £25,000 per annum exclusive

Plus mezzanine floor of 1,796 sq.ft.

Car parking/yard space to the front

Includes offices

Close to Merry Hill Centre

Detached unit with palisade fence/gate

Location

The unit is located on the Pedmore Road Industrial Estate within a quarter of a mile of the Merry Hill Shopping Centre. The Motorway Network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Halesowen respectively.

Description

The principal workshop is of steel portal framed construction with brick/part clad walls surmounted by a pitched, insulated corrugated asbestos roof incorporating filon rooflights. Height to underside of haunch 5m (16' 5") approx. An SWL 2 ton crane (span say 5m. x 15m.) is situated directly behind the roller shutter door. The unit has been extended to the rear and includes a suspended ceiling. Access is via a roller shutter door.

Single storey brick built offices are situated to the front of the property benefitting from UPVC double glazed windows and wall mounted electric heaters. The accommodation comprises two open plan offices, a kitchen and toilets.

Car parking/yard space is situated to the front of the unit.

Accommodation (Gross Internal Area) approx.

4,611 sq.ft (428.5 sq.m) approx.

Mezzanine floor - 1,796 sq.ft (166.95 sq.m)

Services

All mains services are connected. Security shutters are located to the office windows.

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

Rating Assessment

Rateable Value - £24,250.

U.B.R - 54.6p in the £(2024/2025).

Lease Terms

The unit is available with the benefit of a new lease for a term to be agreed. The tenant will be responsible for all repairs/decorations and the insurance premium as arranged by the landlord.

Rent

Year 1 - £25,000 per annum exclusive.

Years 2/5 - £30,000 per annum exclusive.

Please note the reduced year 1 rent is on the understanding a new 5 year lease is entered into.

V.A.T.

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

Fixtures and Fittings

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

Energy Performance Certificate

EPC rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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Additional Images



Location Map

