

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



Unit 4, Tinsley Street, Great Bridge, West Midlands DY4 7LH

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,338 sq ft (217 sq m)

Rent
£18,750 per annum exclusive

Prominent Corner Position.
Includes an office and toilets.

Location

The premises are located on Tinsley Street, Great Bridge. Great Bridge Town Centre is within 400 yards and the Motorway Network is accessible via Junctions 1 and 2 of the M5 at West Bromwich and Oldbury.

Description

The unit is of steel portal framed construction with brick/blockwork and insulated profiled sheeted walls surmounted by a pitched, insulated profiled sheeted roof incorporating filon roof lights. A suspended ceiling has been fitted. Height to underside suspended ceiling - 4.28 m. (14') approx. Access is via an electrically operated roller shutter door. An office and a kitchen and toilet are included. A steel framed mezzanine floor is included. Additional stores are located above the offices.

Car parking is available.

Accommodation (Gross Internal Area)

2,338 sq.ft. (217.32 sq.m.) approx.

Mezzanine Floor - 492 sq.ft. (45.76 sq.m.)

Stores above Offices - 294 sq.ft. (27.34 sq.m.)

Rating Assessment

Rateable Value: £17,250.

U.B.R. - 51.2p in the £(2024/2025).

Services

All mains services are connected.

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 contain a service charge provision to cover the repair/maintenance of all common area etc.

Rent

£18,750 per annum exclusive.

V.A.T.

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

Fixtures & Fittings

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

Energy Performance Certificate

EPC Rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

matthewpearcey@sellers-surveyors.co.uk

Matthew Pearcey - 07764 269803.

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