



Unit 61/64 Sapcote Trading Centre, Powke Lane, Cradley Heath, B64 5QR

## TO LET / FOR SALE

INDUSTRIAL / WAREHOUSE

**Size**  
14,630 sq ft (1,359 sq m)

**Purchase Price**  
£850,000

**Rent**  
£75,000 per annum exclusive

4.64 m (15'3") to eaves approx

Metal profiled sheeted roofs

15 approx. car parking spaces

Popular Estate

## Location

The premises are located on the Sapcote Trading Centre, Powke Lane, Cradley Heath.

## Description

The two bay premises are of steel framed construction with brick walls surmounted by 2 No. pitched, lined metal profiled sheeted roofs. The front elevation is clad with metal profiled sheeting. Height to eaves 4.64 m. (15'3") approx. Access is via an electrically operated roller shutter door. Internal blockwork toilets and a kitchen are included along with internal two storey offices. 15 approx. car parking are available to the front of the building.

## Accommodation (Gross Internal Area)

14,630 sq.ft. (1,359.59 sq.m.) approx.

## Services

All mains services, except gas, are included. A "solid fuel" space heater is included.

## Rating Assessment

Rateable Value: £36,000

U.B.R. - 55.5p in the £(2025/2026).

Rateable Value (1st April 2026): £45,000.

## Fixtures & Fittings

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

## Purchase Price

£850,000.

## Lease Terms

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

## Rent

£75,000 per annum exclusive.

## V.A.T.

V.A.T. may be levied on the purchase price/rent.

## Fixtures and Fittings

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

## Energy Performance Certificate

EPC Rating - C.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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# Additional Images



## Additional Images

