

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



Unit 9-14, Bevan Road Industrial Estate, Brierley Hill DY5 3TF

TO LET

INDUSTRIAL / WAREHOUSE

Size
33,088 sq ft (3,074 sq m)

Rent
£110,000 per annum exclusive

Yard included

New Lease available

Includes offices

Location

The property is located on Bevan Industrial Estate just off the B4180 Brierley Hill Road. The property is 0.25 miles from the A491, approximately 3.6 miles south-west of Dudley Town centre, 5 miles from junction 2 of the M5 motorway, and is 13 miles east of Birmingham city centre.

Description

The warehouse is of steel portal framed construction with brick walls surmounted by a pitched roof incorporating filon roof lights. Height to underside of haunch - 3m. (9'11") approx. Height to apex - 4.7m. (15'6").

The property is part two storey with the ground floor comprising stores, a packaging area and the office entrance lobby. Ground floor working height - 3m. (9'11") approx. The first floor comprises stores/offices and toilets.

Access is via three roller shutter doors.

A self contained surfaced yard adjoins the workshop.

Car parking is available to the front of the premises.

Accommodation (Gross Internal Area) approx.

Warehouse etc - 25,306 sq.ft. (2,351.83 sq.m.)

First floor offices - 7,782 sq.ft. (723.22 sq.m.)

Total	33,088 sq.ft. (3,075.05 sq.m.) approx.
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Services

All mains services, except gas, are connected.

Rating Assessment

Rateable Value 2017: £67,000

Rateable Value 2023: £79,500

UBR - 51.2p in the £(2023/2024).

Lease Terms

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

Rent

£110,000 per annum exclusive.

V.A.T.

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

Fixtures and 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

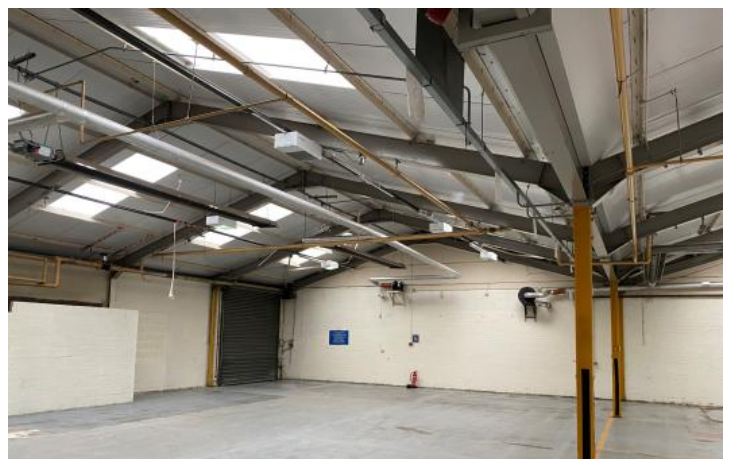
Strictly via the Sole Agents - Sellers Chartered Surveyors (01384) 456789.

Matthew Pearcey - 07764 269 803

matthewpearcey@sellers-surveyors.co.uk

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Additional Images



Additional Images

