



AVAILABLE NOVEMBER 2024

TO LET Warehouse/Industrial Unit
26,400 sq.ft (2,452 sq.m)

Unit 2A, Hill Top, West Bromwich, West Midlands, B70 0TX

- 2 miles from M5 Junction 1
- CCTV Estate Security
- Fully fenced estate

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Areas (Approx. Gross Internal)

| | | |
|------|--------------|--------------|
| Unit | 26,400 sq.ft | (2,452 sq.m) |
|------|--------------|--------------|

Description

- Full height brickwork building with sheet metal over cladding to front elevation
- Approximately 19ft (6.00m) to eaves and 16ft (5.00m) to haunch
- Three electric roller shutter doors
- Low bay lighting and oil fired warm air heaters
- Toilet facilities
- Profile clad roof
- Fenced gated/shared yard to side elevation

Rent

POA.

Business Rates

Rateable Value £97,500.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The landlord will insure the premises with the premium to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - B70 0TX

A well established industrial estate fully fenced and secured with a single entrance access point. Junction 1 of the M5 motorway is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away via Bagnall Street and George Henry Road, giving good communication to the Black Country conurbation, West Midlands and beyond.

Distance from Local Areas (Approx.)

| | |
|---------------|------------|
| Oldbury | 0.6 Miles |
| Smethwick | 2.6 Miles |
| West Bromwich | 2.8 Miles |
| Dudley | 3.8 Miles |
| Birmingham | 13.9 Miles |

Viewing

Strictly via prior appointment with the appointed agents



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