

Industrial

Unit 38 | Phoenix Industrial Estate

📍 Charles Street, West Bromwich, B70 0AY

Unit 38 | 2,010 sq ft

Industrial unit with office space available in prime location

This unit is well suited for a range of business needs to include light industrial, warehouse, retail/trade counter, leisure and storage space. The unit also benefits from office accommodation, dedicated parking and 24 hour access. Phoenix Industrial Estate is a modern estate situated in an established industrial/trade location close to West Bromwich.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- Flexible Space
- Well Maintained Estate
- Secure Estate
- Car Parking
- WC facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,700.00	£8.31
Rates	£5,155.50	£2.56
Maintenance Charge	£4,100.00	£2.04
Insurance	£402.00	£0.20
Total Cost	£26,357.50	£13.11

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101957

+440 808 169 7554

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Location

The estate provides access to the nearby A41 Black Country New Road which leads directly to Junction 1 of the M5 approximately 3 miles away. It is situated approximately 6 miles northwest of Birmingham and 7 miles southeast of Wolverhampton.



Road

A41 Black Country New Road which leads directly to Junction 1 of the M5, approximately 3 miles away



Airport

Birmingham Airport is less than a 40 minute drive away



Rail

A41 Black Country New Road which leads directly to Junction 1 of the M5, approximately 3 miles away

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (91)



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Key Contact



Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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