

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

Nev



✓ Unit Summa

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

(£)	Occupational	Costs
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	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

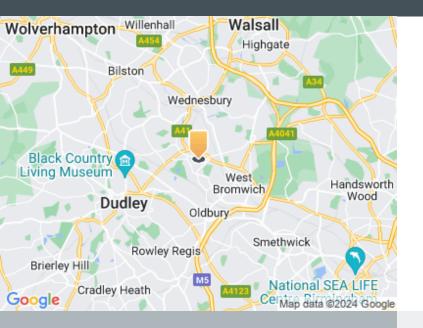
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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 bloom

Unit 38 | Phoenix Industrial Estate







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



Birmingham Airport is less than a 40 minute drive away

Rail A41 Black Country New Road which leads directly to Junction 1 of the

A41 Black Country New Road w 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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In

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."



Call +440 808 169 7554

