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commercial property



- WELL ESTABLISHED INDUSTRIAL SURROUNDINGS
- DEDICATED LOADING AND PARKING AREA
- SECURE, CCTV MONITORED ESTATE

INDUSTRIAL

2,100 Sq Ft (195 SqM)

POA

Saltbrook Trading Estate, Halesowen, B63 2QU

TO LET



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Description

Each unit is of reinforced concrete frame construction with half height brick wall under sheeted pitched roofs. Each unit is accessed via a roller shutter door measuring approximately 11' 8' wide (3.5m) by 11' 10' high (3.6m), opening on to a forecourt area which provides parking and loading/unloading access. Units 10 & 19 have front and rear access.

The units have an eaves height of approximately 13' 5' (4m) rising to 17' 3' (5.2m), concrete floors, an office and male/female toilet facilities.

The gates to the site are open 6am - 7pm but can be accessed via a password outside of these hours.

Location

The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, just off the main A458 between Halesowen and Stourbridge. Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide good access to Birmingham city centre, the Black Country and Worcestershire.

Accommodation

Unit 24 - 2,100 Sq Ft

Rates

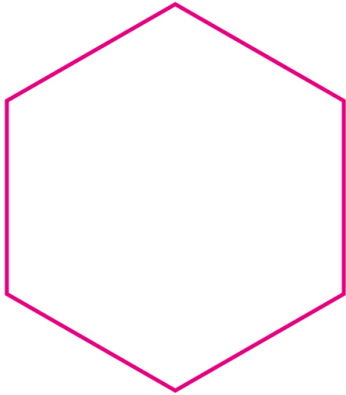
Rateable Value

Unit 24 - £12,000

It is understood that both units will benefit from 100% small business rate relief, however confirmation should be sought from the relevant local authority.

Terms

The premises are to be let by way of new lease on terms to be agreed



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