

Industrial

Unit 30 | Phoenix Industrial Estate

📍 Charles Street, West Bromwich, B70 0AY

Unit 30 | 2,630 sq ft

Modern industrial unit in an established location

Modern industrial unit located in a well established industrial and trade location close to West Bromwich. The unit comprises of quality and industrial and office accommodation, and is suitable for a variety of business uses, with the estate offering excellent access across the Black Country and to wider transport links.

Lease Type

New



✔ Unit Summary

- WC facilities
- Office Accommodation
- 3 Phase Power
- Electric Roller Shutter Door
- Flexible Space
- Car Parking

View Floor Plans →

View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,900.00	£8.33
Rates	£6,137.50	£2.33
Maintenance Charge	£5,300.00	£2.02
Insurance	£526.00	£0.20
Total Cost	£33,863.50	£12.88

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/UIP0101949

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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	C (64)



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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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