

COULD BE SPLIT



**TO LET**

Industrial / Warehouse Unit

19,925 - 98,246 sq.ft

(1,851 - 9,127 sq.m)

- Two Secure Yard areas
- 2 miles from M5 Jct 1
- Well maintained, secure estate

Building 1 Bays A - D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

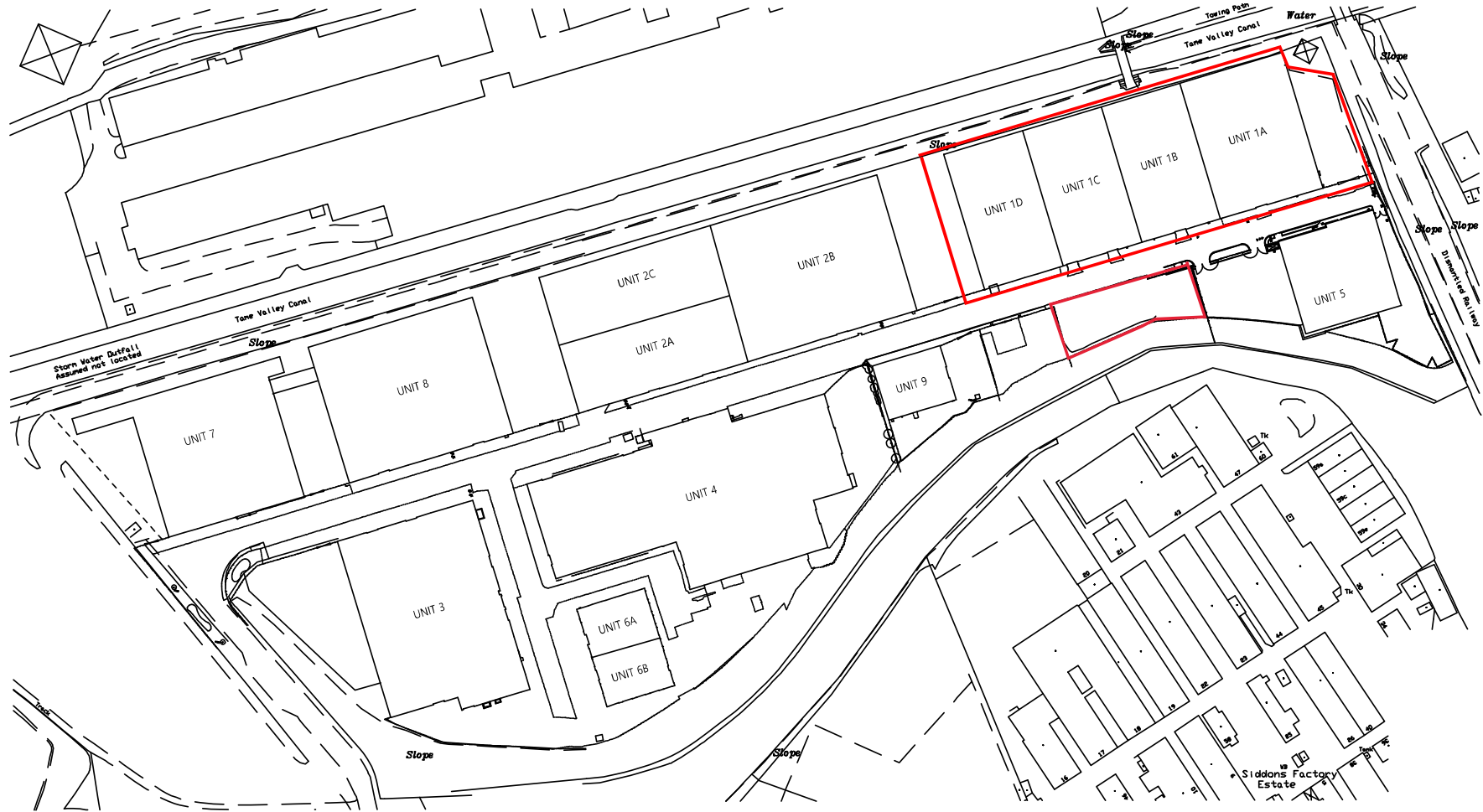
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# Building 1 Bays A - D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX



## Areas (Approx. Gross Internal)

Building 1A	29,730 sq.ft	(2,762 sq.m)
Building 1B	19,925 sq.ft	(1,851 sq.m)
Building 1C	26,934 sq.ft	(2,502sq.m)
Building 1D	21,657 sq.ft	(2,012 sq.m)

**Additional Yard Space available**

Building 1 Bays A - D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX



# Building 1, Bays A - D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

## Description:

- Each unit has office space and WC's to the front elevation
- Large column spans for efficient storage
- 5m minimum height to underside of steel frame, rising to 7m at apex
- 4x dock level loading doors on Unit 1A
- 6x level loading doors
- Secure yard at each end of building

## Rent

Rents starting from £6.00 psf. Please contact Agents for further details

## Business Rates

Rateable Value £342,500

## Service Charge

A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas. The service charge for 23/24 is equivalent to £0.44 psf

## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Planning

The property is considered suitable for E (g) (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.

## Energy Performance

Further information available upon request.

## 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.



## Viewing

Strictly via prior appointment with the appointed agent

# BULLEYS

## 0121 544 2121

[BULLEYS.CO.UK](https://www.bulleys.co.uk)

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