

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET / FOR SALE

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ALBION WORKS, UNIT 4, MOOR STREET, BRIERLEY HILL, DY5 3SW

12,385 SQ FT (1,150.60 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Refurbished Industrial Unit Located on the
Established Albion Works Estate

- Recently Refurbished
 - Min 15ft Eaves
 - Rear Loading Via a Covered Courtyard
 - Steel Portal Frame Construction
 - Substantial Three Phase Electricity Supply
 - Available Freehold or Leasehold
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DESCRIPTION

Albion Works comprises a mix of modern industrial units suitable for production, warehousing and a variety of service industries.

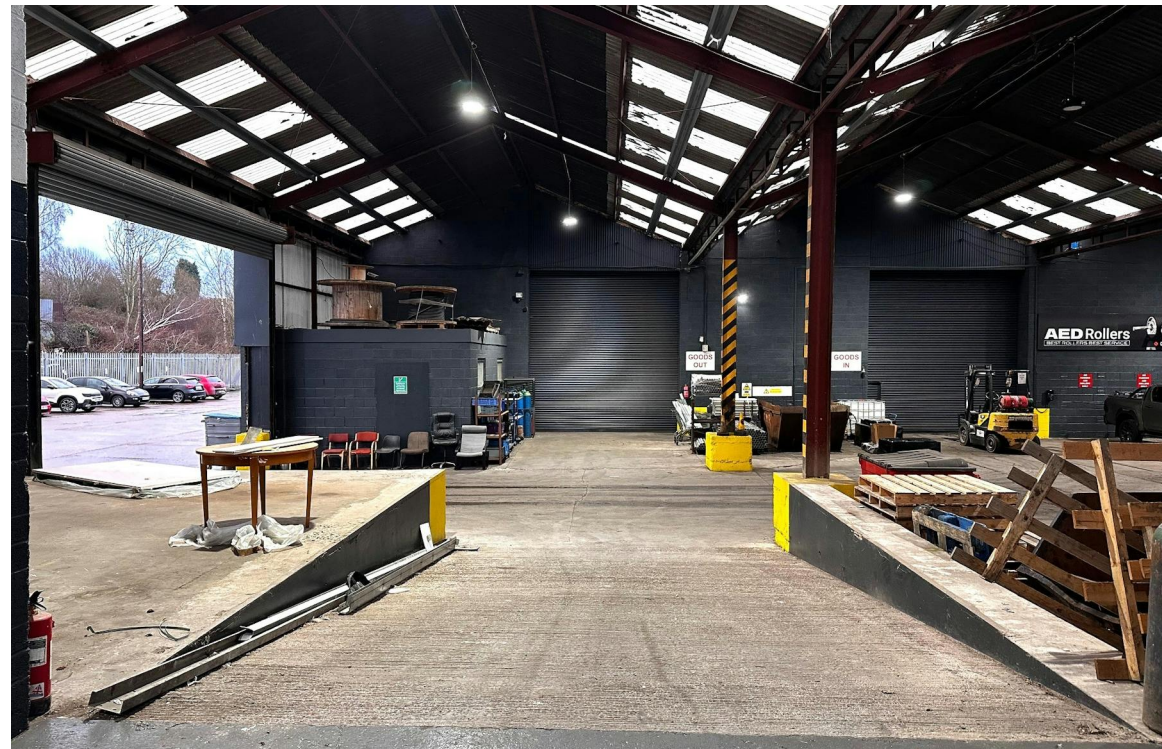
The subject property is set within the main block accessed via a covered loading area with roller shutter loading access from the rear.

The unit is of steel portal frame construction with full height brick infill surmounted by a pitched roof incorporating newly installed translucent roof lights.

The warehouse benefits from a large electronically operated roller shutter, concrete flooring, high bay LED lighting, large three phase power supply, generous eaves height (min. 15ft rising to 24 ft), two storey office block.

The offices comprise a reception area with open plan office and large director office / boardroom. In addition the block benefit's from kitchen and WC facilities.

Externally the property enjoys excellent loading access and ample car parking.

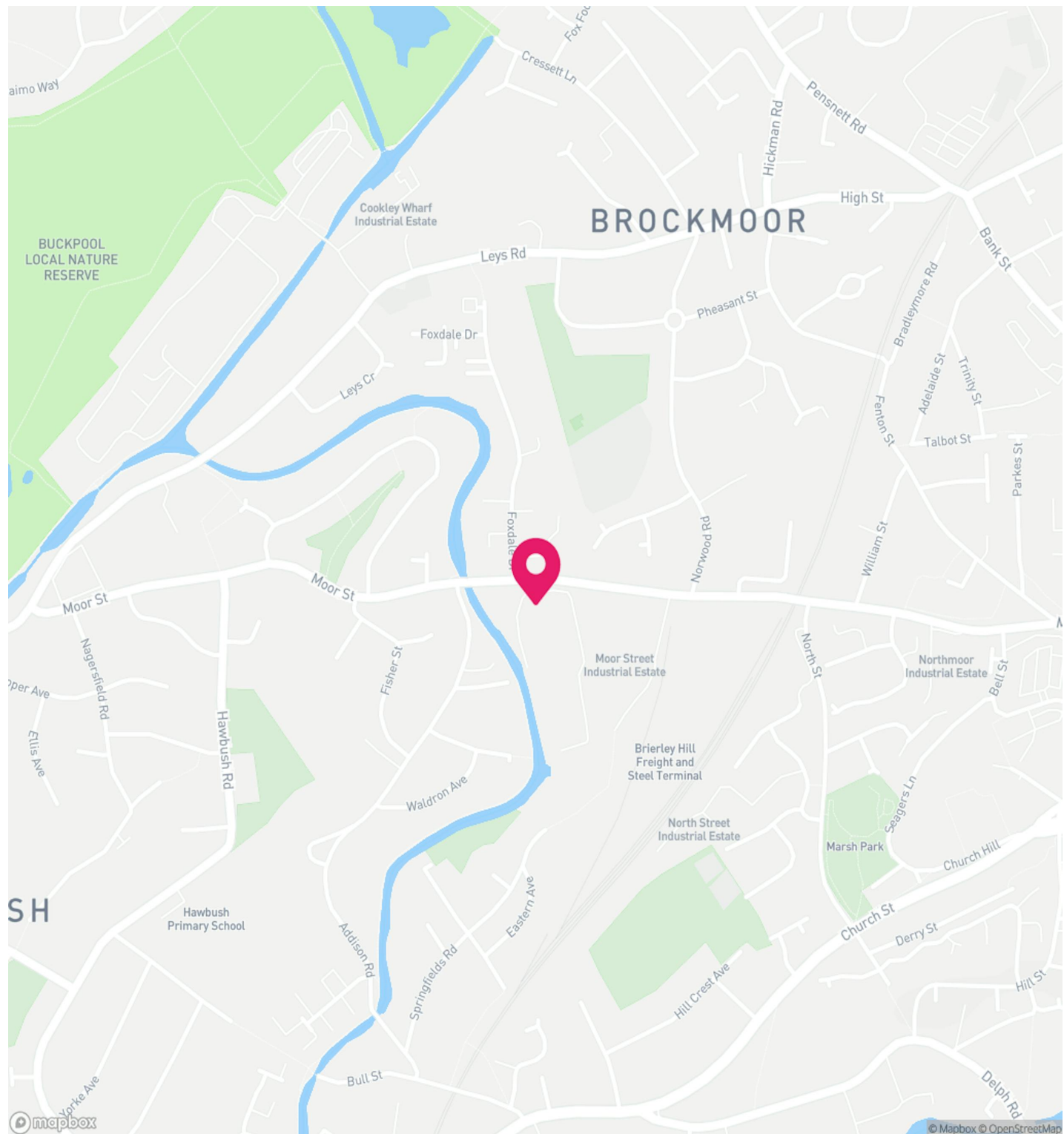


LOCATION

The property is situated on the Albion Works Estate off Moor Street, within close proximity of Brierley Hill Town Centre and the Merry Hill Shopping Centre.

The property provides convenient access to the nearby town of Dudley 2.8 miles distant and Birmingham City Centre approx. 13 miles to the east.

Junction 5 of the M5 motorway is approximately 4½ miles allowing for convenient access to the national motorway network.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness and Henrietta Street Gym.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

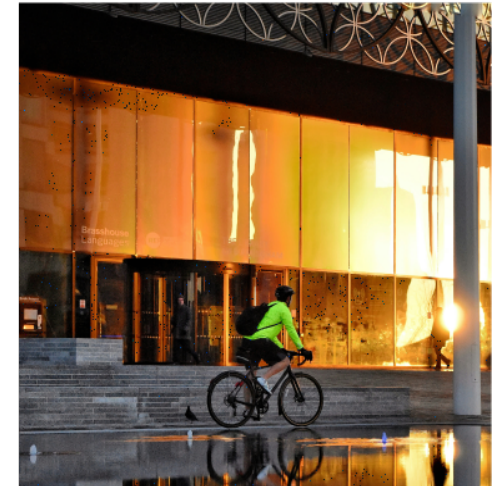
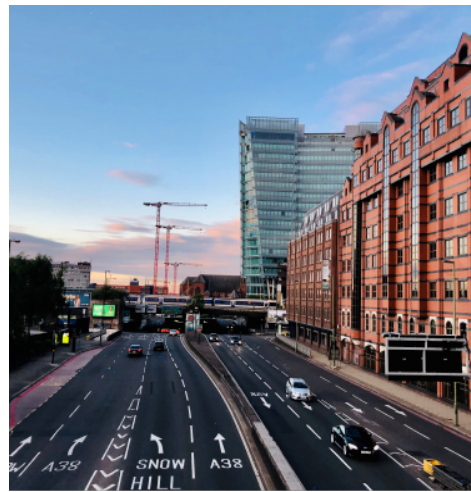
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



ACCOMMODATION

NAME	SQ FT	SQ M	RENT	PRICE	AVAILABILITY
Unit	12,385	1,150.60	£54,000 /annum	£565,000	Available

Total 12,385 1,150.60

SERVICES

It is understood that all mains' services including three phase electricity are available on or adjacent to the estate.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£54,000 per annum on a new lease with length and term to be agreed.

PRICE

Offers in the region of £565,000

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class B1 - Business, Class B2 - General Industrial, Class B8 - Storage or Distribution

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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