

Commercial Lettings



Unit 3, Congreaves, 76 Graingers Lane, Cradley Heath, B64 7BS

£4,500 Per Annum

- First floor office extending to 67.5 sq.m. (727 sq.ft.)
 - Suitable for office and administration centre uses
- Good sized office space with glazed partitioning and meeting room (three office areas in total)
 - Storage room, kitchenette and toilet facilities
 - Electric heating and 2x allocated car spaces
- Close to Cradley Heath shopping area and train station
- Available to view via agents on 0121-422-4011 (option 3, commercial)

All Buildings Great & Small



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TO LET – "less than £90.00 per week rent...!" A versatile first floor commercial suite with parking, extending to approximately 737 sq.ft. (67.5 sq.m.), currently configured as offices with meeting space, storage, kitchen and WC facilities. Suitable for a variety of business uses, subject to any necessary consents, including studio or workshop potential. A property that must be viewed to be fully appreciated. EPC = D (97). Eligible occupiers may benefit from Small Business Rates Relief.

ACCOMMODATION

COMMUNAL ENTRANCE LOBBY & ENTRANCE HALL:
With staircase off leading to Units 3 and 4.

FIRST FLOOR

RECEPTION: 5.42m x 3.72m
Side double glazed window, night storage radiator.

MEETING ROOM (FRONT): 4.39m x 3.75m
Front double glazed window, night storage radiator

OFFICE 2 (FRONT): 2.20m x 3.90m
Side double glazed window, night storage radiator

MANAGERS OFFICE (REAR/SIDE): 3.34m x 3.44
Side double glazed window, night storage radiator

INNER LOBBY

WASHROOM:
With separate w.c., extractor fan, cubicle and separate wash hand basin.

KITCHEN: 1.53m x 1.54m
Range of base units

GROSS INTERNAL FLOOR AREA: 67 SQ.M. (727 SQ.FT.)

LEASE:

To be let on an internal repairing lease for an initial term of six years with a rent review at the end of the third year. The annual rent in respect of year 1 will be £4,500.00, increasing to £5,525.00 in year 2, finally increasing to £6,000.00 in year 3.

INSURANCE:

The tenant to reimburse the cost of insuring the building.

LEGAL COSTS:

The in-going tenant will be responsible for the landlord's legal costs in the preparation of the lease amounting to approximately £1,000.00 (one thousand pounds) plus VAT.

RENT DEPOSIT:

The tenant will be required to pay a rent deposit amounting to £1,000 (one thousand pounds). This money is to be held in a non-interest-bearing account and will be reimbursed to the tenant at the end of the lease period or later if extended.

MAINTENANCE CONTRIBUTION:

Note: The tenant is to pay a contribution of £500 (plus VAT)

per annum towards the cost of cleaning the communal hall, stairs and landings, landlords electric supply, fire alarm maintenance, emergency lighting and smoke detectors within the building. This charge is to be reviewed at the end of the lease term.

SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. Note the electric meter to Unit 3 is located in a cupboard inside Unit 2. Electric radiators are fitted to some rooms around the property. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

RATING ASSESSMENT :

Rateable Value: £5,100 (from 1st April 2026 onwards)
The Agent has obtained the above information from the Government website <https://www.tax.service.gov.uk/business-rates-find/valuations/start/3226671000> and this information should be verified by interested parties making their own enquiries. We understand the premises have a rateable value below the qualifying threshold for Small Business Rates Relief. Prospective tenants may be eligible for full relief; however, applicants should verify their individual entitlement with the relevant local authority.

VAT:

All figures quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial) who will accompany prospective tenants around the property.

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to

obtain electronic verification of identity.
Satisfactory bank and trade references will also be required.

USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:

<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:

<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:

<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

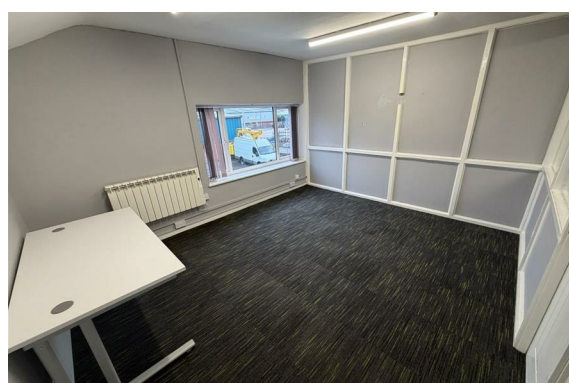
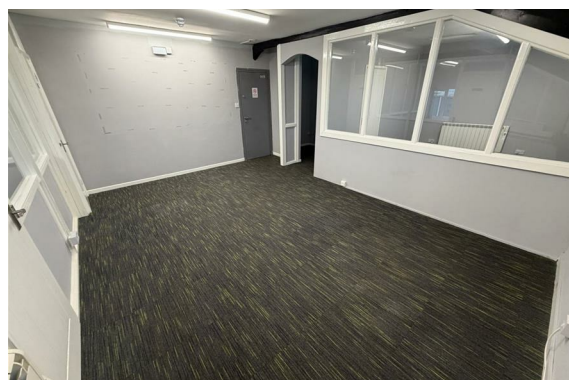
<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>



Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

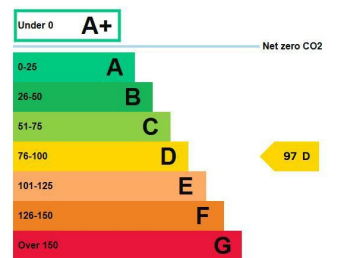
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



Scriven & Co.

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