



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/
WAREHOUSE PREMISES**

**34,091 - 68,515 sq ft
(3,167—6,365 sq m)**



**UNITS 4,5,6 & 7 HOWARD STREET INDUSTRIAL ESTATE, WEST
BROMWICH B70 0ST**



- ◆ Approximately ½ mile from the A41 Black Country New Road.
- ◆ Available Separately or Combined.

- ◆ M5 (J1) within 3 miles.
- ◆ Roller Shutter Door Access.

- ◆ M6 (J10) approximately 6 miles.
- ◆ Excellent Parking Provision.

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LOCATION

The units are located on Howard Street Industrial Estate located approximately ½ mile from the main A41 Black Country New Road dual carriageway, via George Henry Road/ Bagnall Street. The Black Country New Road connects to the M5 Motorway (J1) 3 miles distant and the M6 Motorway (J10) approximately 6 miles distant.

DESCRIPTION

The property comprises a warehouse of steel truss frame construction with brick and blockwork elevations and insulated profile clad roofing incorporating translucent roof lights over a concrete floor. Access is provided via roller shutter doors to the front elevation leading to a shared yard area. Units 4 & 5 incorporate two floors of office accommodation to the front elevation. Externally, the estate benefits from a spacious car park providing ample parking.

ACCOMMODATION

Total Gross internal areas approximately

	sq ft	sq m
Unit 4&5	34,091	3,167
Unit 6&7	34,424	3,198
Total	68,515	6,365

The units are available either collectively or individually.

EXTERNAL

Front and side car parking and communal loading/unloading area.

RENT

Please contact the agents for full details.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Units 4-7

Rateable Value: £162,000

Rates Payable: £88,452 (from April 2026)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/howardstreet

VIEWING

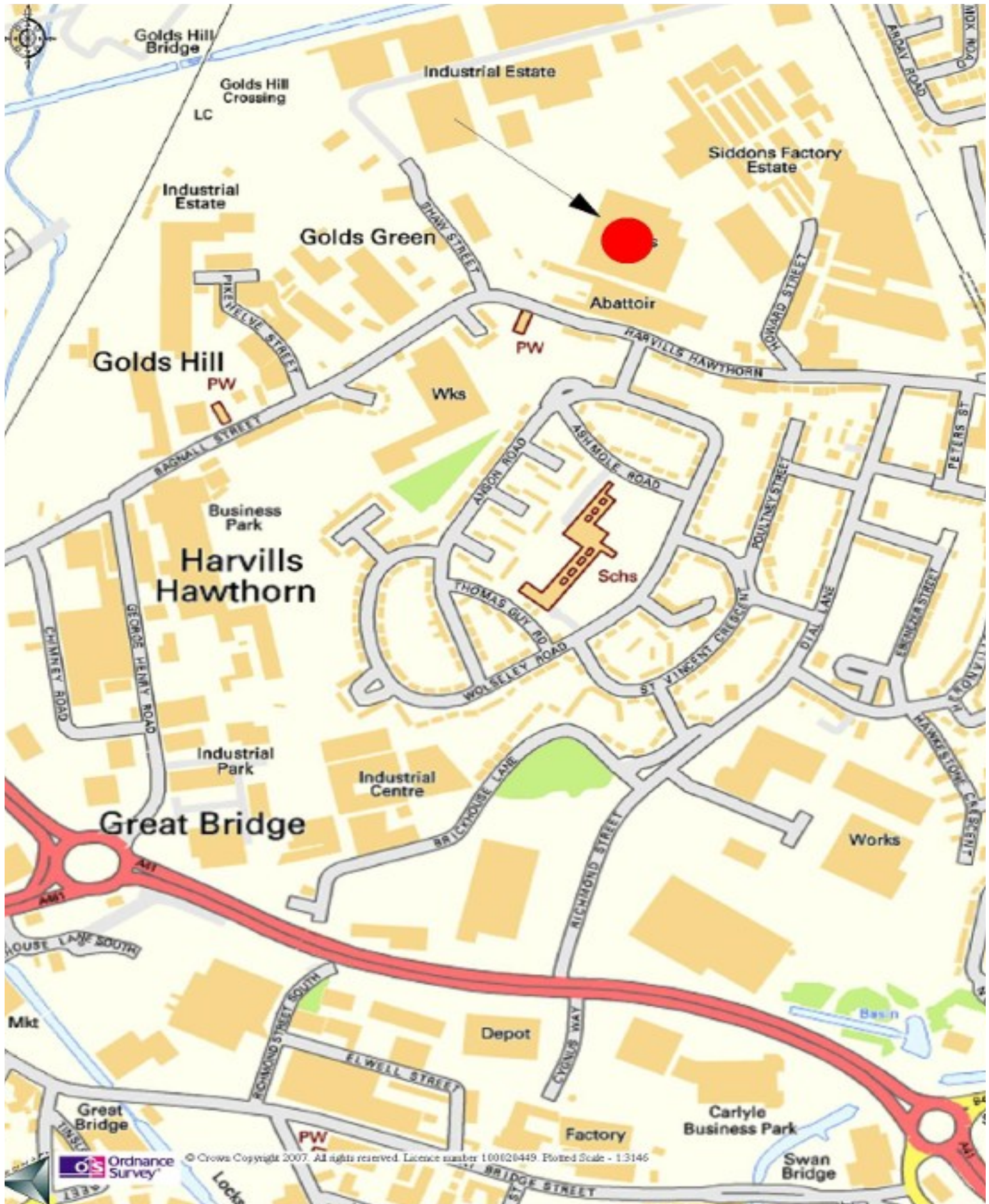
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 05/26



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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