

TO LET

Leasehold

Refurbished Industrial Unit

1,683 Sq Ft (156.3 Sq M)

Unit 11, Lodge Forge Trading Estate
Cradley Heath, B64 7RW



UNIT 11, LODGE FORGE TRADING ESTATE



**Unit 11, Lodge Forge Trading Estate,
Bridge St, Cradley Heath, B64 7RW**



Industrial/storage unit on a busy and prominent industrial estate.

- 1,683 sq ft (156.3 sq m)
- Refurbished
- 3 phase electricity
- WC's
- Lighting
- Secure, gated estate



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Approximate Travel Distances



Locations

- Cradley Heath 0.5 miles
- M5 Junction 3 7.7 miles

Sat Nav Post Code

- B64 7RW



Location

Lodge Forge Trading Estate is situated fronting Bridge Street/Cradley Road which connect to both the A458 and A4100. This estate is a short distance to Cradley Heath town centre, benefiting from convenient access to local shops and the railway station.

The estate forms 16 well maintained units benefiting from a secure site with perimeter fencing and lockable gates.



Nearest Stations

- Cradley Heath 0.4 miles
- Old Hill 1.8 miles



Nearest Airport

- Birmingham Int 19.3 miles

Description

The premises provides a refurbished end terrace industrial/workshop unit benefiting from:-

- Roller shutter door access.
- WC facilities.
- Security shutters to doors and windows.
- Forecourt parking and loading.
- 3 phase electricity.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Workshop	156.3	1,683

Rent

£5.50 per sq ft per annum exclusive.

Tenure

The property is available on a new full repairing and insuring lease for a term by negotiation.

Business Rates

Rateable Value £6,900

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating to be confirmed.

Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or their joint agents - White Rose
0121 633 4433



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