



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET /
FOR SALE**

INDUSTRIAL PREMISES

**11,780 sq ft
(1,094.4 sq m)**



UNIT 80 PIKEHELVE STREET, WEST BROMWICH, B70 0TU



- ♦ Rare freehold opportunity.
- ♦ 0.45 acre yard.
- ♦ Established industrial location.
- ♦ Junction 1 of M5 approximately 3 miles away.

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LOCATION

The unit is located on Pikehelve Street, West Bromwich in an established industrial area. The Black Country New Road A41 lies half a mile distant which gives access to Junction 1 of the M5 motorway approximately 3 miles away. West Bromwich Town Centre lies approximately 2.5 miles away.

DESCRIPTION

The unit comprises a combination of steel frame bays with part brick and part blockwork elevations over a concrete floor. The roof is a mix of flat and pitched sections, incorporating translucent roof lights. The minimum eaves height to the underside of the steel is 3.75m. Access to the unit is via a roller shutter door at the front of the premises leading out to a small loading bay with additional parking.

The unit benefits from a mixture of high bay lighting and LED lighting, WC and shower facilities, a small kitchenette and extra storage room. There is 3 phase electricity and a main gas supply going on site as well as office accommodation located at the front of the premises benefitting from a reception area with pedestrian door access.

Externally, there is gated access to an unsurfaced, fenced yard area at the rear of the premises, covering approximately 0.45 acres.

ACCOMMODATION

The property provides an approximate Gross Internal Floor Area of:

	sq ft	sq m
Unit 80	11,780	1,094.4

TENURE

The unit is available on either a new full repairing and insuring lease for a term to be agreed or on a freehold basis.

RENTAL

Please contact the agents for full details.

PURCHASE PRICE

Please contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council.

RATES

The Valuation Office Agency website have the following assessment listed:

Unit 80

Rateable Value: £43,500.00

Rates Payable: £21,706.50 (2024/25)

Interested parties should enquire to the Local Authority to confirm their specific liability on 0121

VAT

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

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be available shortly.

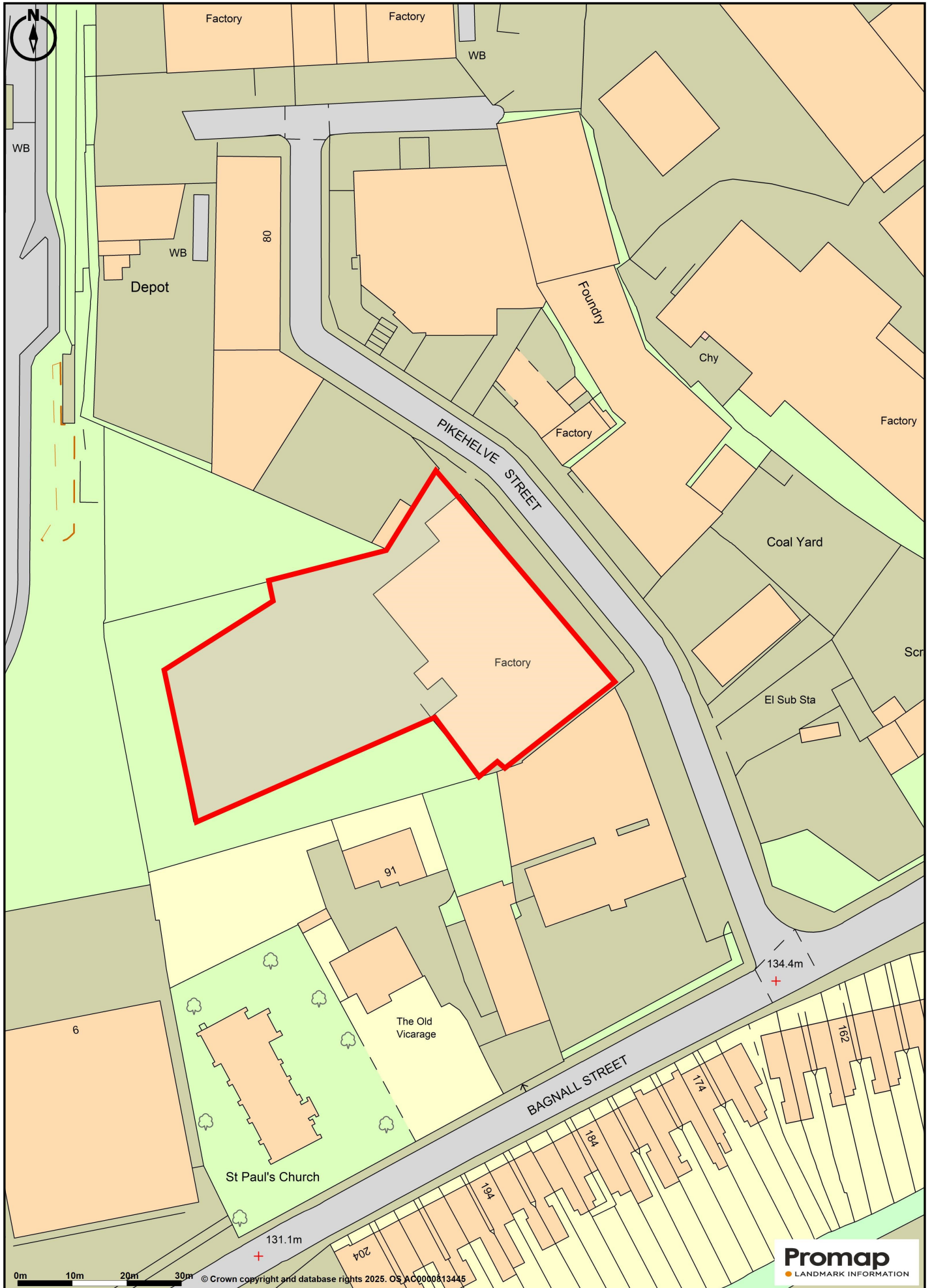
WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/pikehelve80.

VIEWING

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

Details prepared 12/24



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

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