



THE COMMERCIAL PROPERTY SPECIALISTS

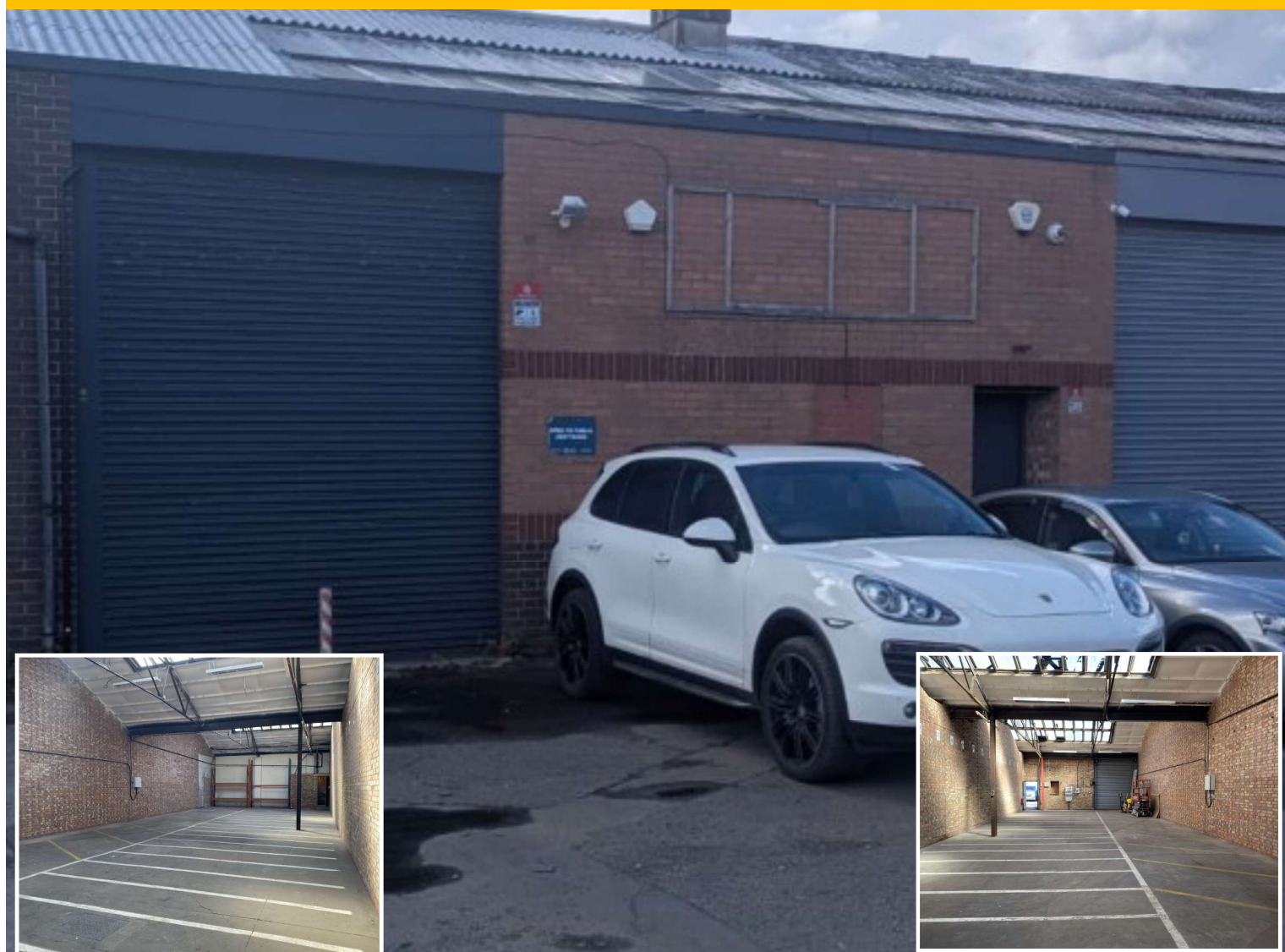
**TO LET**

**INDUSTRIAL/WAREHOUSE  
UNIT**

**2,271 sq ft  
(211 sq m)**



**UNIT 15 SAPCOTE TRADING ESTATE, POWKE LANE,  
CRADLEY HEATH, B64 5QR**



◆ Established industrial area.

◆ Blackheath town centre approximately 1 mile distant with Cradley Heath and Old Hill town centres approximately 2 miles distant.

◆ Junction 2 of M5 Motorway approximately 3 miles distant.

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## LOCATION

The property is located in an established industrial area, on Powke Lane in Cradley Heath. Powke Lane (A4100) is accessed via High Street which is off the Market Place roundabout in Blackheath. Blackheath town centre is approximately 1 mile distant with Old Hill and Cradley Heath being approximately 2 miles distant. Junction 2 of the M5 Motorway is approximately 3 miles distant which provides good access to the local and national motorway networks.

## DESCRIPTION

The property comprises a single storey industrial/warehouse unit with WC facilities. The unit is of steel frame construction with brick elevations beneath a pitched roof incorporating translucent roof lights, lined internally and a concrete floor. Lighting is provided by fluorescent strip lighting. The minimum eaves height is approximately 13'10" (3.9m) rising to approximately 21'10" (6.4m). Vehicular access is via the electrically operated roller shutter door to the front elevation of the property which measures approximately 9'3" (2.8m) wide by 12'11" (3.6m) high. A separate pedestrian access door is also provided which leads directly into the unit. WC facilities are provided at the rear of the building.

The property benefits from 3-phase electric however we are advised gas is not connected.

## ACCOMMODATION

Approximate gross internal floor area:-

|      | <b>sq ft</b> | <b>sq m</b> |
|------|--------------|-------------|
| Unit | 2,271        | 211         |

## OUTSIDE

A loading/unloading area is located at the front of the property with 3 parking spaces.

## RENT

£19,800 per annum exclusive.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease on a term of 5 years.

## SERVICE CHARGE

Please contact the agent for further details.

## PLANNING

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

## RATES

The Valuation Office Agency website has the following assessment listed:

|         | <b><u>Rateable Value</u></b> | <b><u>Rates Payable</u></b> |
|---------|------------------------------|-----------------------------|
| Unit 15 | £9,400                       | £4,690.60 (2025/26)         |

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 may be payable at the current prevailing rate.

## EPC

An EPC has been undertaken and the premises has been awarded a grade 116 E.

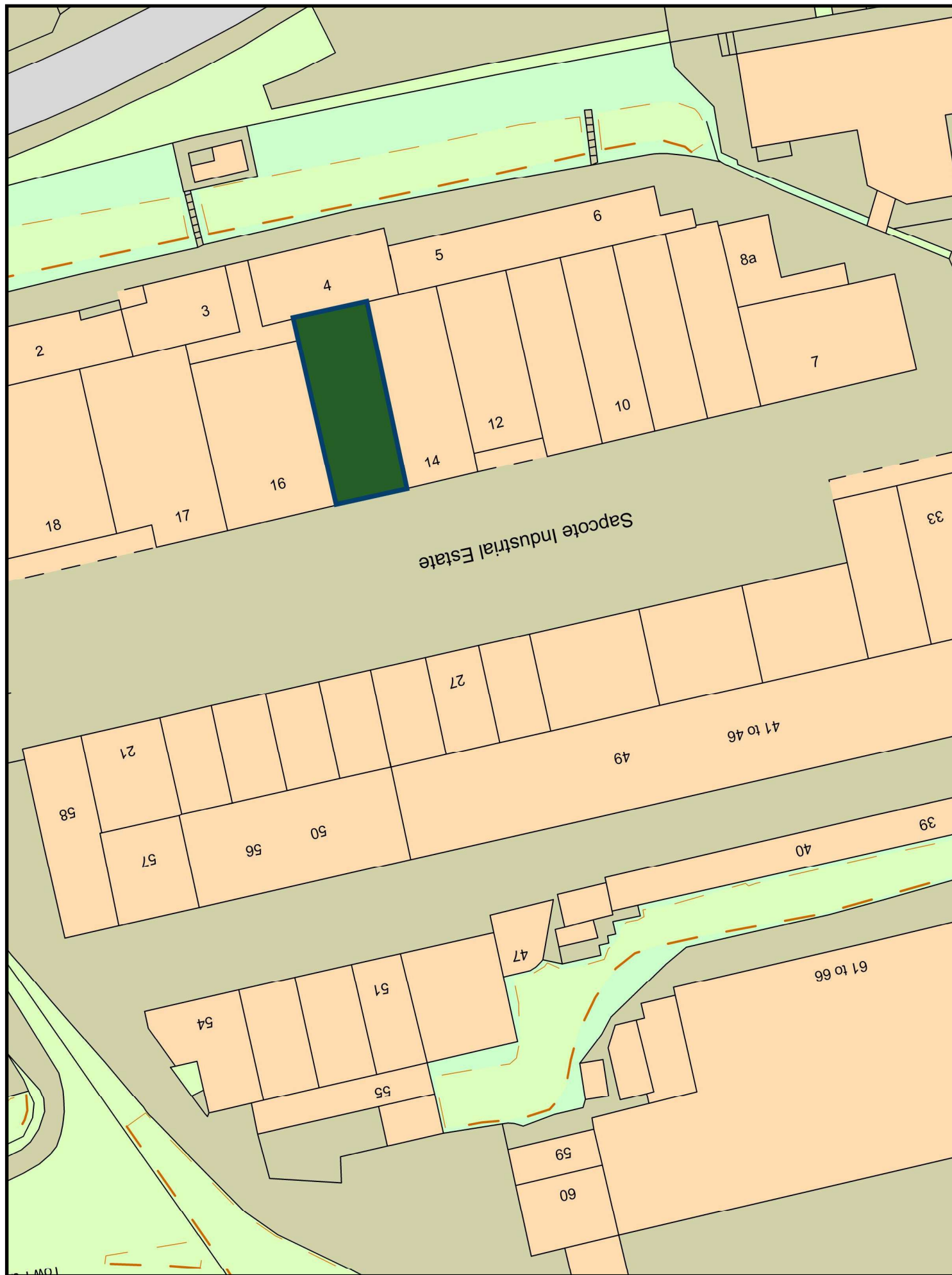
## WEBSITE

Aerial photography and further information is available at: [bulleys.co.uk/15sapcote](https://bulleys.co.uk/15sapcote)

## VIEWING

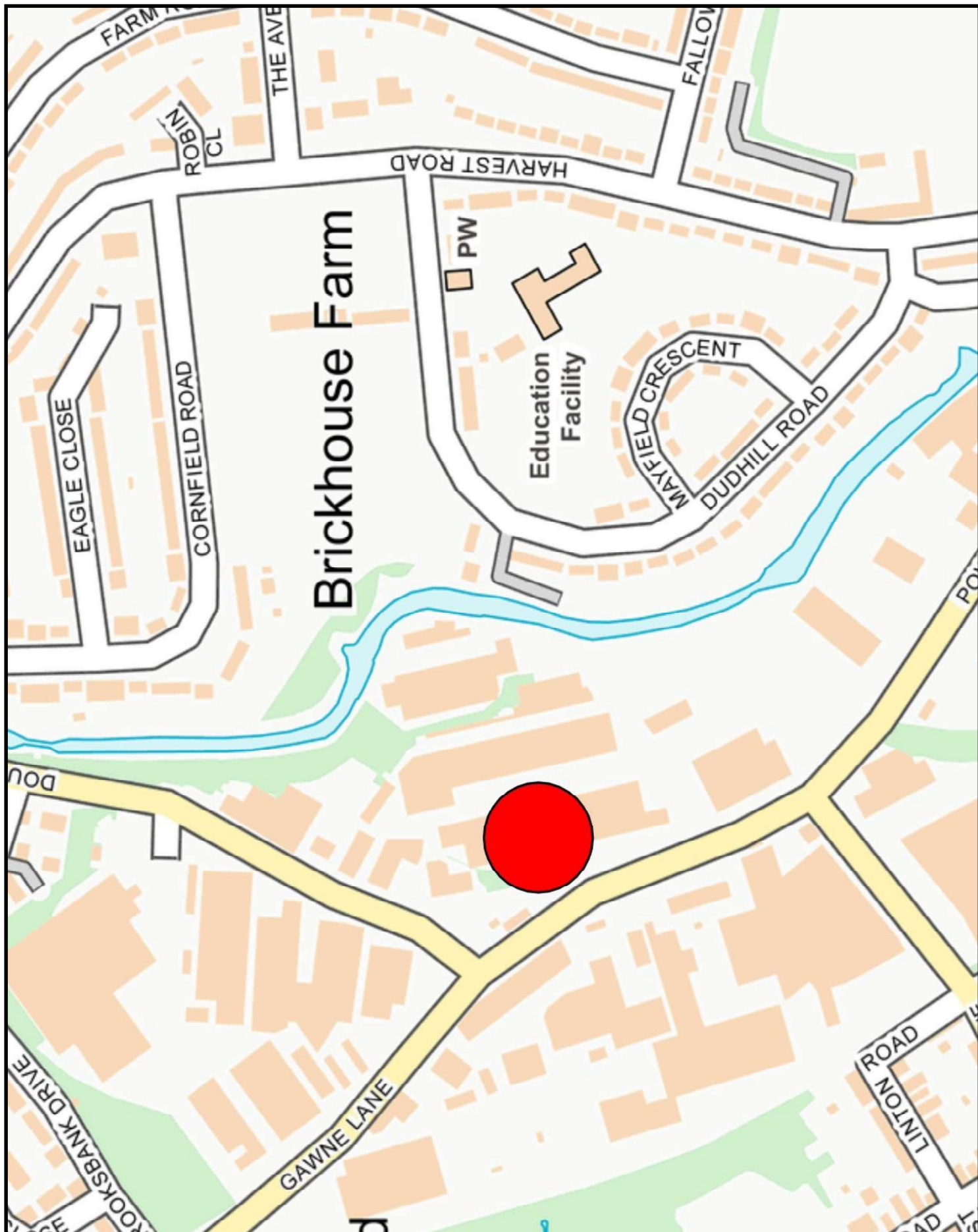
**Strictly** by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

Details prepared: 10/2025



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

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#### IMPORTANT NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.