

BULLEYS

CHARTERED SURVEYORS



0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

SHOWROOM AND OFFICE

**2,016 sq ft
(187.26sq m)**

 **1A & 1B WOODS LANE, CRADLEY HEATH, WEST MIDLANDS,
B64 7BB**



- ◆ Prominent Showroom Accommodation.
- ◆ Separate Two-Storey Offices

- ◆ Dedicated Parking Provision.
- ◆ CCTV and Alarm System.

- ◆ Convenient High Street Access.
- ◆ WC & Kitchenette Facilities.

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LOCATION

The property is located on Woods Lane, just off Cradley Road, within an established commercial and residential area of Cradley Heath. Cradley Heath is approximately 3 miles south of Dudley, 2 miles north of Halesowen and 9 miles west of Birmingham City Centre.

The property is approximately 0.3 miles from Cradley Heath High Street, providing convenient access to a range of local retail, commercial and public transport facilities. Cradley Heath Train Station is located approximately 0.1 miles from the property. The surrounding area comprises a mixture of industrial, residential, office and commercial occupiers.

DESCRIPTION

Showroom:

- Single-storey showroom
- Brick-built construction beneath a mono-pitched roof.
- uPVC double-glazed shop frontage.
- Painted and plastered internal walls.
- LED tube lighting.
- Laminate flooring.
- Roller shutter door access to the rear.
- Security Roller Shutters.
- Small parking/forecourt area to the rear.

Office:

- Separate two-storey office accommodation.
- Brick construction with double-glazed windows.
- Flexible mix of office and storage accommodation.
- Painted and plastered walls.
- Carpeted flooring.
- CCTV and alarm system.
- WC and kitchenette facilities.
- External roller shutters.
- Parking Provision.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Showroom	1,103	102.49
Offices	912	84.77
Total	2,015	187.26

RENT

Please contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 0300 555 8100.

RATES

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

Showroom

Rateable Value: £5,500
Rates Payable: £2,365

Office

Rateable Value: £8,200
Rates Payable: £3,526

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should check this position and enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

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

EPC

Showroom— B 35
Office — D 96

WEBSITE

Photography and further information is available at Bulleys.co.uk/WoodsLane

VIEWING

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