

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

3,498 ft²
(325 m²)

📍 **FORMER BROMFORD HOUSING UNIT, CAKEMORE ROAD, ROWLEY REGIS, B65 0QW**



Located in a popular industrial area.

M5 Junction 2 approximately 1.5 miles distant.

Within close proximity to Rowley Regis Railway Station.

VIEW MORE AT BULLEYS.CO.UK

LOCATION

The property is located on Cakemore Road, just off Causeway Green Road in Rowley Regis. Junction 2 of the M5 motorway is approximately 1.5 miles distant giving access to the local and regional motorway networks, and easily accessed via the A4034 Oldbury Road/Birchfield Lane or the A4123 Wolverhampton Road. Access is also easily accessible to Wolverhampton and Birmingham via the A4123 Wolverhampton Road/New Birmingham Road.

DESCRIPTION

A modern unit of steel portal frame construction with part brick/part clad elevations beneath a pitched metal sheet roof. The floor is of concrete construction.

The warehouse incorporates translucent roof lights and is lit by sodium box lighting. Vehicular access is via a roller shutter door from the loading/ unloading area which measures approximately 10'11" wide (3.3m) x approximately 9'10" high (2.9m). The minimum eaves height is approximately 19'0" (5.8m) rising to approximately 23'4" (7.1m). In the warehouse is a staircase leading to a first floor office situated above the ground floor offices.

At the front of the unit is an entrance lobby which houses the fire alarm and the security alarm system (not tested) which in turn leads to a waiting area/kitchenette, male and female wc facilities and four offices. The offices benefit from suspended ceilings incorporating LED lighting, radiators and are carpeted throughout. Security bars are provided to all windows and smoke alarms are fitted.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	1,640	152
Offices	1,543	143
First Floor Mezzanine	98	9
Total	3,281	304

OUTSIDE

There is a tarmac visitor/staff car park to the side of the main entrance to the unit, with the loading/unloading area to the roller shutter at the front of the property. The premises is fenced and has gated access.

SERVICES

We are advised that mains water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

RENTAL

£26,235 per annum exclusive.

PLANNING

Interested parties are advised to make their own enquiries with the Local Authority.

RATES

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

Rateable Value:	Rates Payable:
£13,500	£ 6,635.25 (April 2022/23)

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 carried out on this property. The property has been awarded the grade 95 D.

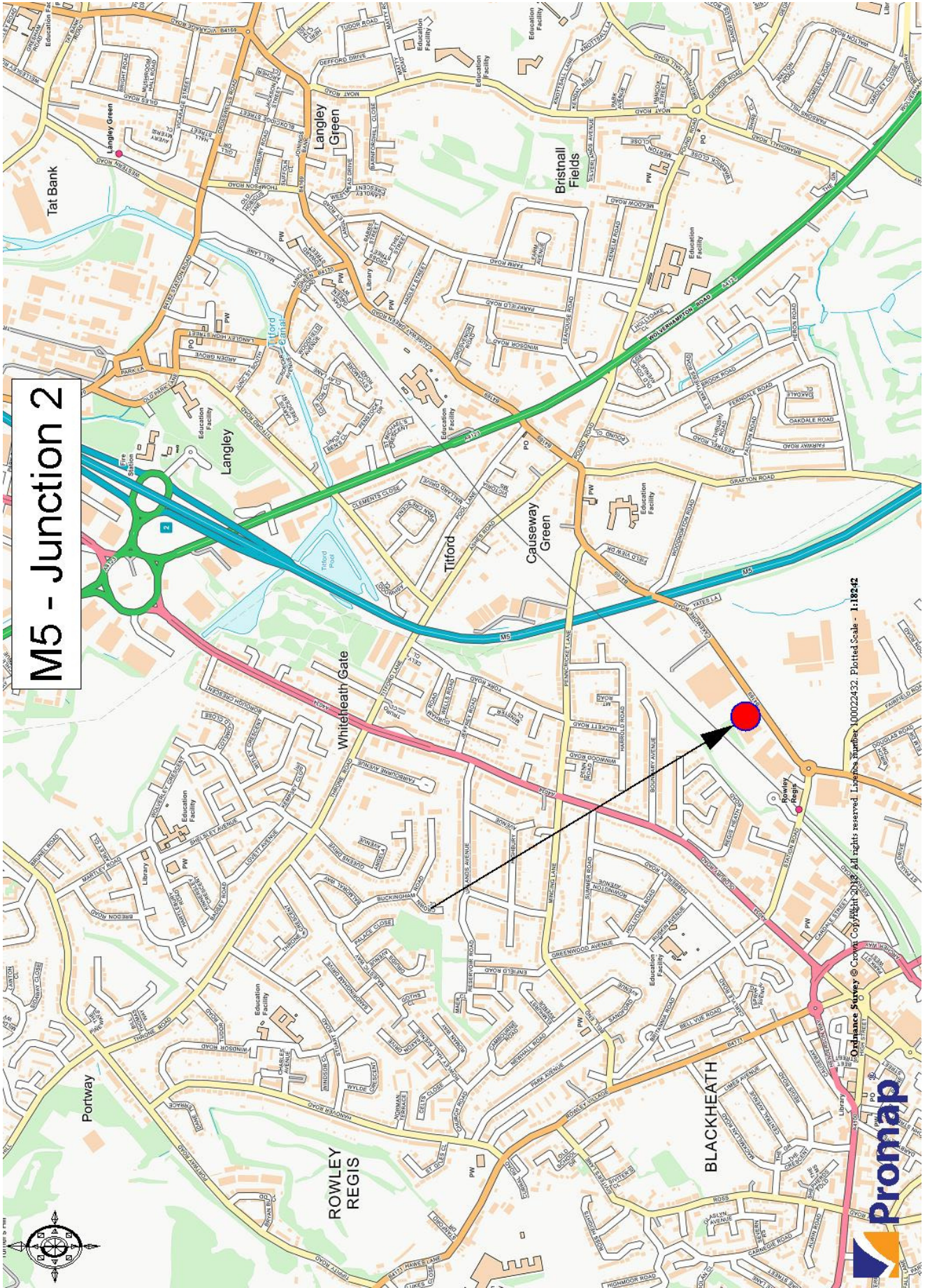
WEBSITE

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

VIEWING

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

Details prepared 05/2022



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(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.

(iv) All rentals and prices are quoted exclusive of VAT.

(v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

(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.

VIEW MORE AT BULLEYS.CO.UK