



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/WAREHOUSE
UNIT**

**3,934 sq ft
(365 sq m)**



**UNIT 2, 37 GRICE STREET, WEST BROMWICH,
B70 7EZ**



◆ Established industrial area with gated access.

◆ West Bromwich town centre approximately 1 mile distant.

◆ Junction 1 of M5 Motorway approximately 1 mile distant.

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LOCATION

The property is located in an established industrial area, on Grice Street in West Bromwich. Grice Street is access from the A4031 Spon Lane South which in turn leads to the A457 Birmingham New Road, or the roundabout with Kelvin Way (A4182), Trinity Way (A4031) and Kenrick Way (A4182). West Bromwich High Street is approximately 1 mile distant and Oldbury town centre is approximately 2 miles distant. Junction 1 of the M5 Motorway is approximately 1 mile distant providing good access to the local and national motorway networks.

DESCRIPTION

The property comprises a single storey warehouse with an office and WC facilities. The warehouse is of steel portal frame construction with brick elevations beneath a pitched corrugated roof with translucent roof lights, a concrete floor and lighting is provided by LED lights. The minimum eaves height is approximately 9'3" (2.8m) rising to approximately 15'3" (4.6m). Vehicular access is via the roller shutter door to the front of the property measuring approximately 12'5" (3.8m) wide by 9'5" (2.9m) high. A separate pedestrian access door is also provided which leads directly into the unit.

A single office is provided which is painted and carpeted with a suspended ceiling incorporating panel lighting. A toilet block provides 3 WC's and wash-hand basins.

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

ACCOMMODATION

Approximate gross internal floor area:-

	sq ft	sq m
Unit 2	3,934	365

OUTSIDE

A loading/unloading area is located at the front of the property, through shared gated access. On-street parking is available on Grice Street.

RENT

£30,000 per annum exclusive.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

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

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

Rateable Value: £16,250

Rates Payable: £8,108.75 (2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

EPC

An EPC has been carried out and the property has been awarded a Grade 57 C.

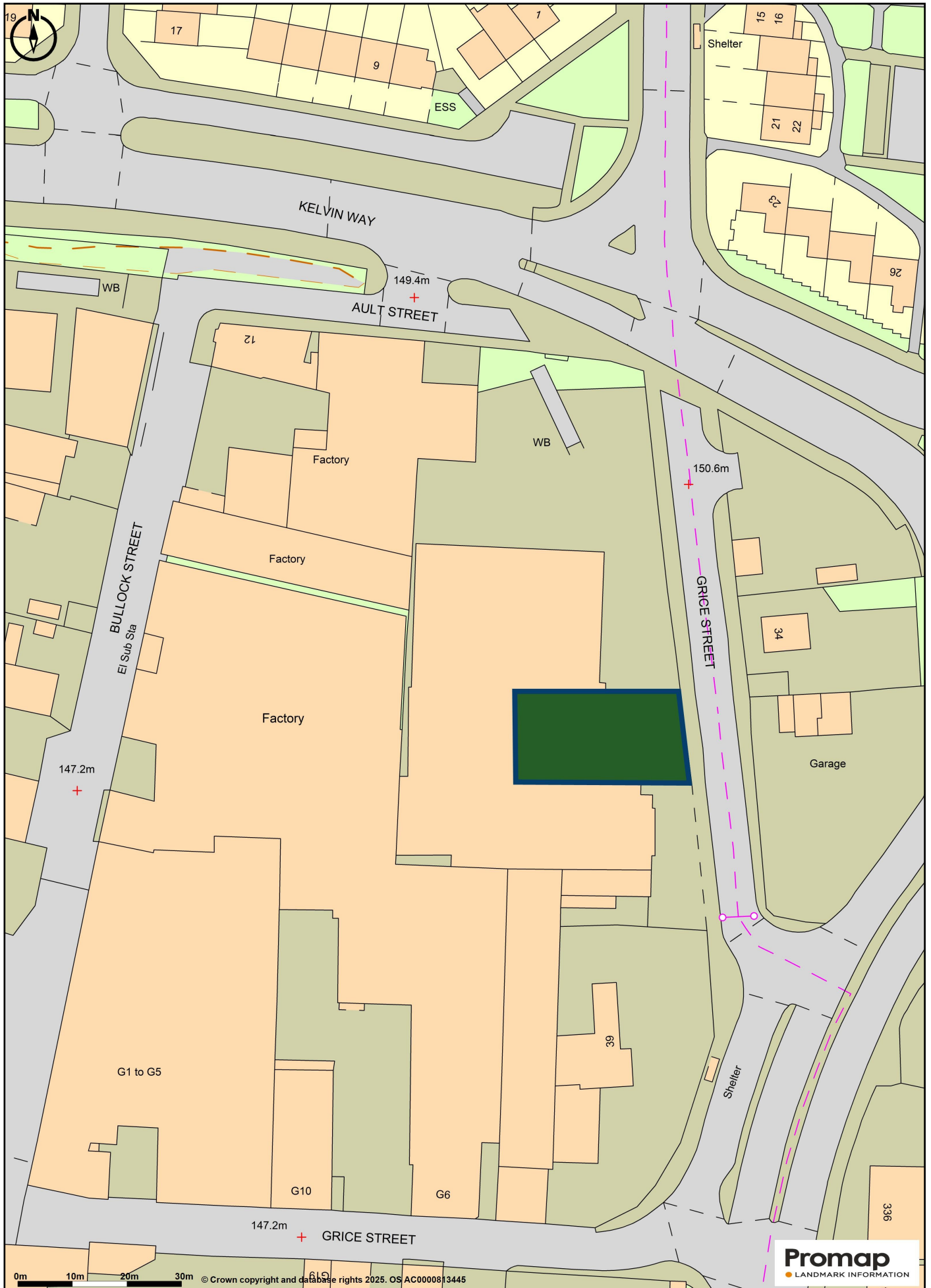
WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/2gricest

VIEWING

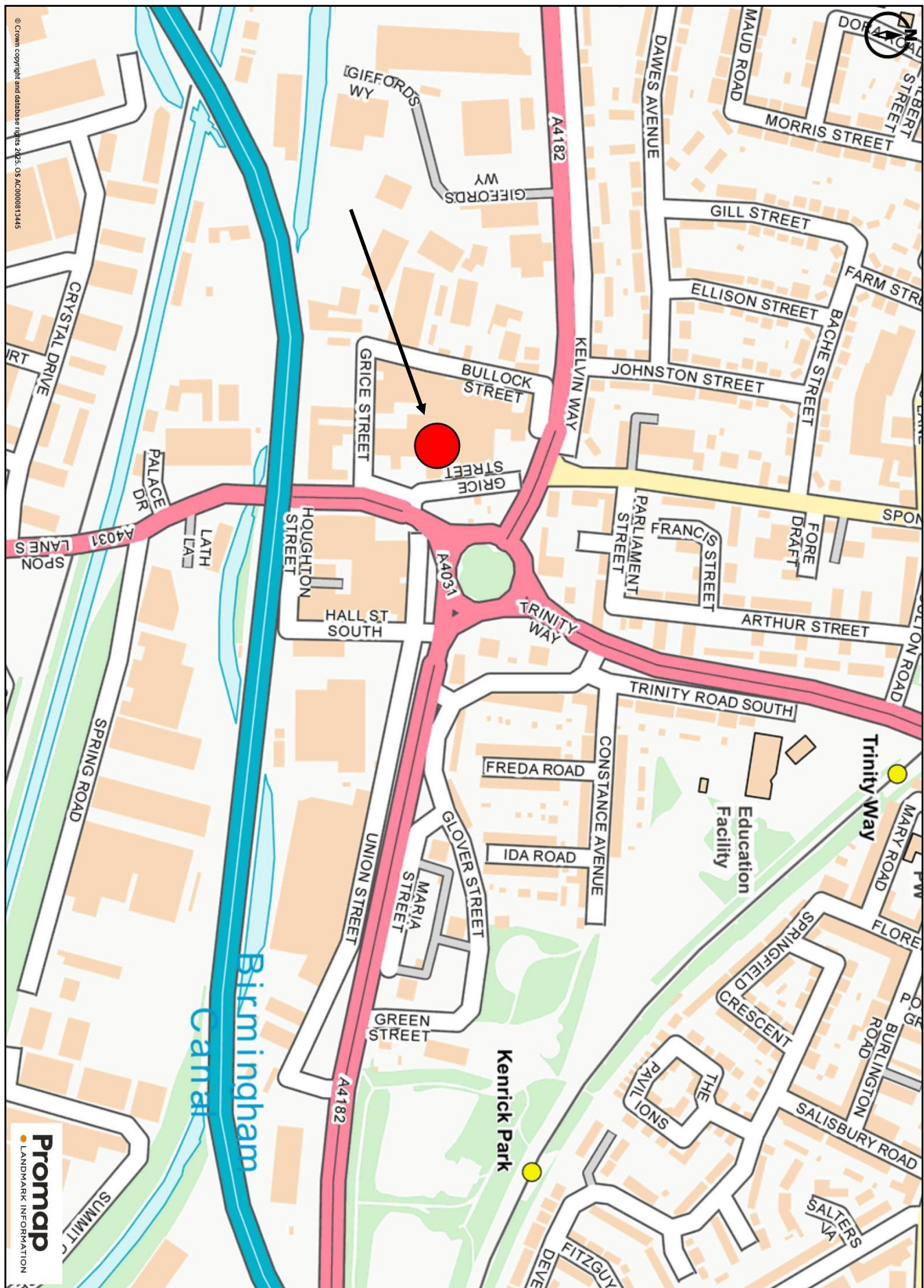
Strictly by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

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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