



Unit 21 Edison Business Park, Tinsley Street, Great Bridge DY4

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,309 sq ft (215 sq m)

Rent
£20,750 per annum exclusive

Newly refurbished unit

Includes an office, toilets and kitchen

On site car parking

Location

The premises are located on Tinsley Street, Great Bridge. Great Bridge Town Centre is within 400 yards and the Motorway Network is accessible via Junctions 1 and 2 of the M5 at West Bromwich and Oldbury.

Description

The unit is of insulated brick wall construction and insulated brick partition walls surmounted by a pitched, insulated profiled sheeted roof incorporating filon roof lights. Height to eaves 3.98m (13'1") approx. An office, kitchen and toilets are included. Access is via an electrically operated roller shutter door.

On site car parking is available.

Accommodation (Gross Internal Area) approx.

2,309 sq.ft. (214.62 sq.m.)

Rating Assessment

Rateable Value: to be confirmed.

Services

All mains services, except gas, are connected. The water is sub-metered and is purchased direct from the estate.

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will contain a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£20,750 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not included in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - to be confirmed.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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Additional Images

