



Unit 20 Edison Business Park, Tinsley Street, Great Bridge DY4

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
932 sq ft (87 sq m)

**Rent**  
£12,500 per annum exclusive

Newly refurbished unit

Includes an office/kitchen and toilet

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 exterior brick wall construction and one fire rated internal plasterboard partition wall and one insulated brick partition wall surmounted by a pitched, insulated profiled sheeted roof incorporating filon roof lights. Height to eaves 3.98m (13'1") approx. An office/kitchen and toilet are included. Access is via an electrically operated roller shutter door.

On site car parking is available.

## Accommodation (Gross Internal Area) approx.

932 sq.ft (86.4 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

£12,500 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

