

# BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET** INDUSTRIAL/WAREHOUSE UNIT **754 ft<sup>2</sup> (70 m<sup>2</sup>)**

📍 UNIT 2, BLOCK A7, COOMBSWOOD WAY, HALESOWEN B62 8BH



Modern mid terrace unit.

Allocated parking.

Attractive business park environment.

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**LOCATION**

The property is located off Coombswood Way on the Coombswood Business Park. The park is accessed via the A4099 Coombs Road which leads to the A459 Dudley Road, connecting directly to the Black Country conurbation and in turn linking to the A456 with Junction 3 of the M5 Motorway less than 2 miles distant.

The A456 provides north and south bound routes into Birmingham City Centre and Worcestershire respectively.

**DESCRIPTION**

The subject property is a mid terrace industrial/warehouse unit with part brick block part elevations beneath a pitched sheet metal roof incorporating translucent roof lights.

The warehouse area benefits from a concrete floor, 3- phase electricity, a gas supply and an intruder alarm system. The minimum eaves height is 3.16m rising to 3.6m at the apex. The property is lit by fluorescent strip lights. There is an office to the rear which is configured to provide an open plan working area and benefits from carpeting and perimeter trunking. A kitchenette and WC facilities are provided to the front.

There are 3 allocated parking space to the front of the property and on car parking area opposite.

**ACCOMMODATION**

The property provides the following approximate gross internal floor area:

	sq ft	sq m
Unit	754	70

**SERVICES**

We are advised that all main services are connected or available. Interested parties are advised to check this position with their advisors/contractors.

**RENTAL**

£12,500 per annum exclusive.

**LEASE TERMS**

The property is available on a new full repairing and insurance lease for a term to be agreed.

**RATES**

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

Rateable Value: £4,400  
Rates Payable: £2,162.60 (April 2021/22)

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 commissioned and the unit has been awarded a Grade 123 E.

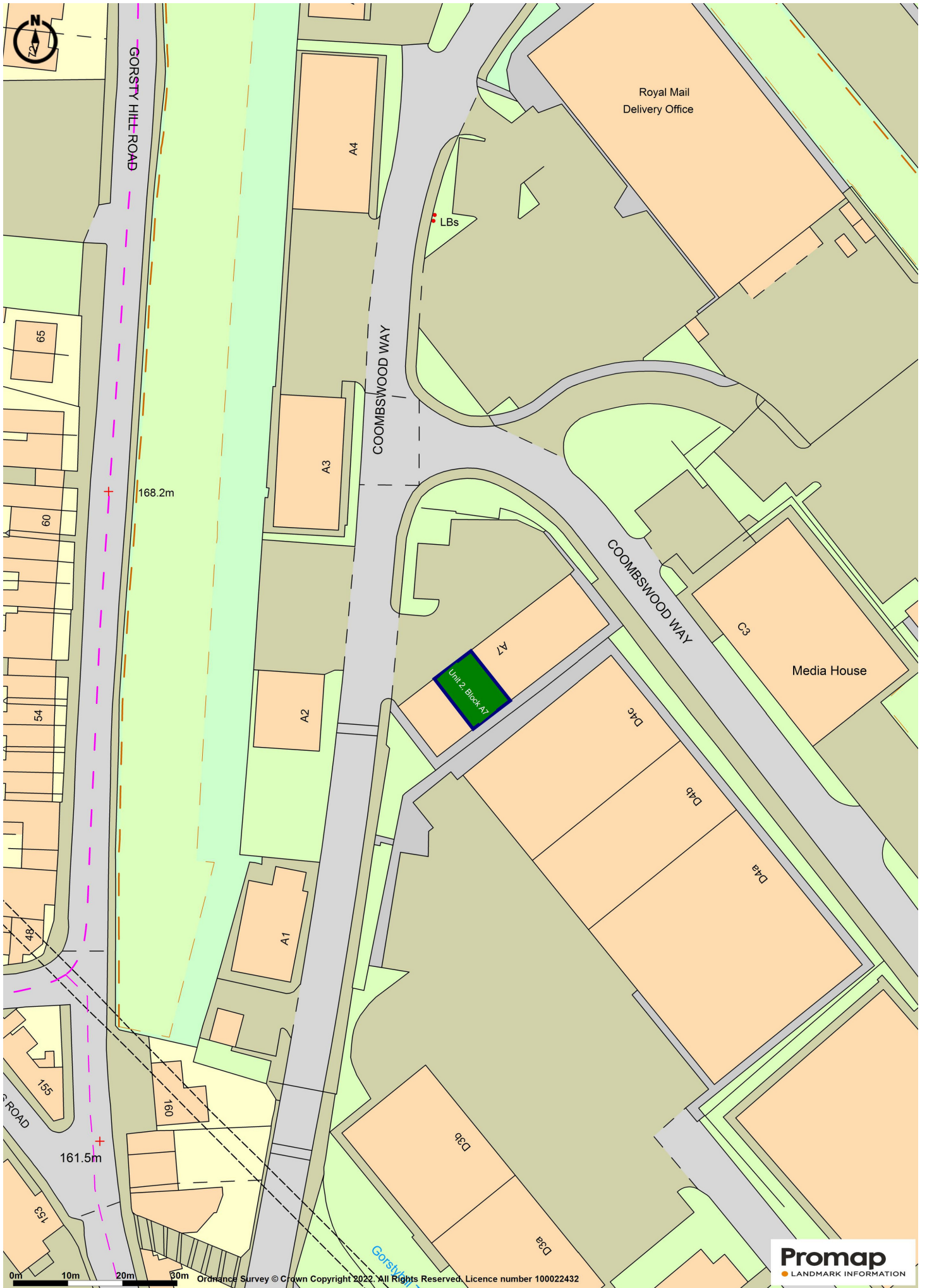
**WEBSITE**

Aerial photography and further information is available at: [bulleys.co.uk/2a7coombswood](http://bulleys.co.uk/2a7coombswood)

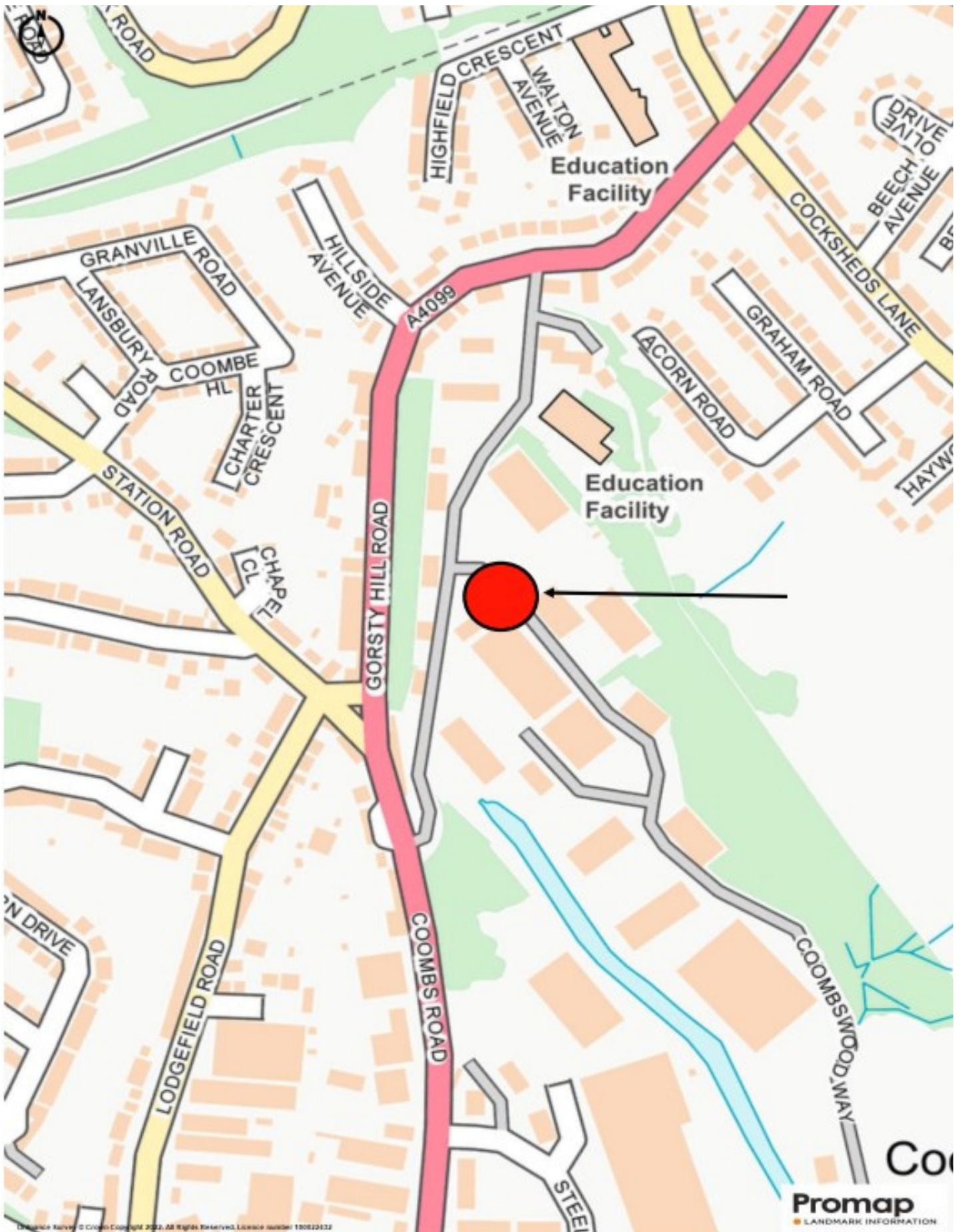
**VIEWING**

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

Details prepared 02/2022.



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**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.

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