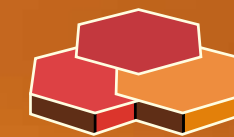


Entity is looking for further opportunities, if you have an existing building, industrial estate or development site and are considering an outright sale or sale and lease back please contact us or forward details.

We would be delighted to discuss your requirement in more detail and show you round any units which may be of specific interest.

Entity is the property arm of The Siddons Group which is based at the entrance to Siddons Factory Estate, Howard Street, West Bromwich.



e n t i t y

BLACK COUNTRY BUSINESS SPACE



Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. DESIGNED & PRODUCED BY SWITCH PROPERTY MARKETING LTD. TEL: 0121 233 2727. June 2002. (P2260)

supplying the ideal space for you and your business
small to medium sized business accommodation



entity

BLACK COUNTRY BUSINESS SPACE

supplying the ideal space for you and your business
small to medium sized business accommodation

Entity is committed to providing commercial space within the Black Country and surrounding areas on flexible and competitive terms to meet occupiers requirements.

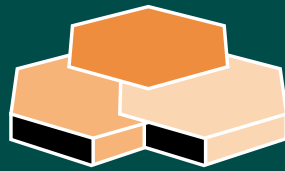
We believe in the Black Country and have had an established business within industry in this area since 1846. We are, however, committed to looking towards the future and have produced our own short and long term agreements with the aim to provide you with a fast track solution and immediate occupation where required.

We have updated, refurbished and are currently expanding our commercial property holdings of both existing and new facilities to offer greater choice to occupiers.

Please find enclosed our latest space availability schedule detailing both immediately available and forthcoming opportunities. If you have a requirement, whether now or in the future, please do not hesitate to call us and see if we have facilities which will meet your needs.

If you wish to view any of the premises available or are looking for specific buildings please let us know.





entity

BLACK COUNTRY BUSINESS SPACE

Location

Siddons Factory Estate is located approximately 1/2 mile off the A41 Black Country New Road dual carriageway, via George Henry Road/Bagnall Street.

The Black Country New Road connects the M5 Motorway (J1) approximately 3 miles distant and the M6 Motorway (J10) approximately 6 miles distant.

(Please refer to the location plan at the rear of this brochure).

Description

The units are of brick/block construction with part profile clad elevations with lined roofs incorporating roof lights. The units in the main benefit from the following:

- Fluorescent/sodium lighting to the office/works area
- Office accommodation
- On site toilet facilities
- Roller shutter or sliding door access
- Estate perimeter fencing with 24 hour CCTV and night security



Accommodation

Please refer to the enclosed schedule for current availability and detailed information.

Services

We are advised that mains water, gas and 3 Phase electricity is available to the site. However interested parties should confirm the position with their advisers/contractors.

Rates

Please refer to enclosed schedule for individual assessments.

Lease Terms

The units are available on a new lease for a term to be agreed.

Service Charge

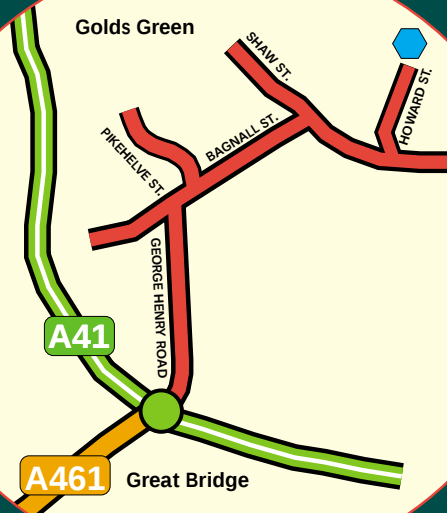
No service charge is currently applicable.

Legal Costs

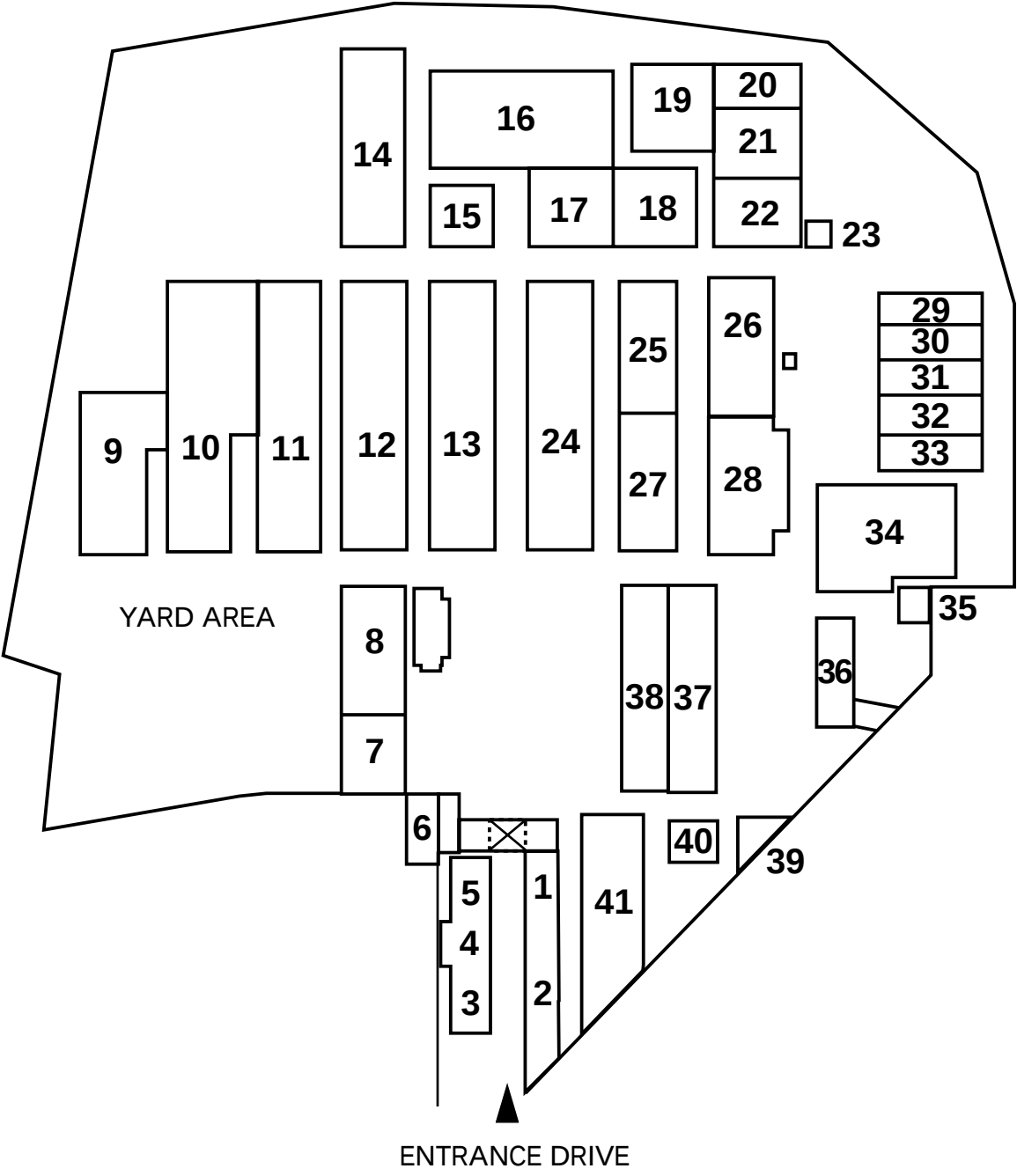
The incoming tenant to be responsible for the landlord's reasonable legal costs incurred in any transaction.

Viewing

Viewing is strictly by appointment with the sole agents.



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TO LET

INDUSTRIAL/WAREHOUSE UNIT

**SIDDONS FACTORY ESTATE
HOWARD STREET
WEST BROMWICH
B70 0SU**



Unit 6 1,079 sq ft (100 sq m)

Available September 2025

Tenure/Terms

Available on flexible terms.

(Please refer to enclosed brochure for further details and plan).

Rental

Rent – £7,013.50 per annum exclusive
(Subject to contract & terms)

Rates

We are advised by the Valuation Office Agency website that the current Rateable Value is:

Unit 6	Rateable Value -	£4,500
	Rates Payable -	£2,245.50 (2025/2026)

Interested parties should enquire to Sandwell Metropolitan Borough Council on 0845 351 0017 to confirm their specific liability in respect of rates payable, subject to floor space required.

EPC Rating

The property has been awarded the following rating: 120 E

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**SIDDONS FACTORY ESTATE
HOWARD STREET
WEST BROMWICH
B70 0SU**



Unit 31 1,925 sq ft (179 sq m)

Tenure/Terms

Available on flexible terms.
(Please refer to enclosed brochure for further details and plan).

Rental

Unit 31 £14,450 per annum exclusive
(Subject to contract & terms)

Rates

We are advised by the Valuation Office Agency website that the current Rateable Value is part of a larger assessment with Unit 30 which is listed below as an indication. Interested parties should enquire to Sandwell Metropolitan Borough Council on 0845 351 0017 to confirm their specific liability in respect of rates payable for the individual unit.

Unit	Rateable Value	Rates Payable
30 & 31	£16,500	£9,009.00 (2025/2026)

EPC Rating

The unit has been awarded the following rating: Unit 31 – 100 D

TO LET

INDUSTRIAL/WAREHOUSE UNIT

**SIDDONS FACTORY ESTATE
HOWARD STREET
WEST BROMWICH
B70 0SU**



Unit 40 1,302 sq ft (121 sq m)

Tenure/Terms

Available on flexible terms.
(Please refer to enclosed brochure for further details and plan).

Rental

Rent – £7,850 per annum exclusive
(Subject to contract & terms)

Rates

We are advised by the Valuation Office Agency website that the current Rateable Value is:

Unit 40	Rateable Value -	£4,000
	Rates Payable -	£1,996.00 (2025/2026)

EPC Rating

The property has been awarded the following rating: 120 E

Interested parties should enquire to Sandwell Metropolitan Borough Council on 0845 351 0017 to confirm their specific liability in respect of rates payable subject to floor space required.