

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL / WAREHOUSE
UNITS

942 - 3,000 sq ft
(87 - 278 m²)

📍 **DELPH INDUSTRIAL ESTATE, DELPH ROAD, BRIERLEY HILL
DY5 2UA**



Example units

Example units

Popular industrial location.

Junction 3 of M5 motorway
approximately 6.5 miles distant.

Brierley Hill town centre and
Merry Hill Shopping Centre
approximately 1 miles distant.

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LOCATION

The premises are on Delph Industrial Estate, Delph Road, Brierley Hill which is off Brettell Lane and in turn Brettell Lane is off the A491 High Street. Both Brierley Hill town centre and the Merry Hill Shopping Centre are approximately 1 mile distant. Junction 2 and Junction 3 of the M5 Motorway are respectively approximately 7.5 and 6.5 miles distant which provides access to the Black Country national motorway network.

DESCRIPTION

Delph Industrial Estate comprises a range of industrial/warehouse units which are of steel frame construction with brick/blockwork elevations beneath a mono-pitched roof incorporating translucent roof lights and a concrete floor. The majority of units are lit with fluorescent strip lights. Vehicular access is via a roller shutter door and there is a separate pedestrian access door.

Each individual unit has a toilet with some units have separate office accommodation and kitchenette.

Externally there is a loading/unloading area to the front of the unit and parking for approximately 2 vehicles.

Units 23 & 24 have a gated front yard area.

ACCOMMODATION

Gross internal areas approximately:-

	Sq Ft	Sq M
Unit 3	1,868	174
Unit 9	942	87
Unit 11	1,402	130
Unit 18	1,497	139
Unit 22	1,489	138
Units 23 & 24	3,000	279
Unit 31	1,413	131

RENTAL

Based on a 3 or 5 year lease:-

Unit 3	£18,680 per annum exclusive
Unit 9	£9,891 per annum exclusive
Unit 11	£14,020 per annum exclusive
Unit 18	£14,970 per annum exclusive
Unit 22	£14,890 per annum exclusive
Units 23 & 24	£30,000 per annum exclusive
Unit 31	£14,130 per annum exclusive

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term of 3 or 5 years.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

RATES

We are advised by Valuation Office Agency website that they have the following assessment for rating purposes.

Unit	Rateable Value	Rates Payable
Unit 3	Re-assessed upon occupation	
Unit 9	£7,800	£3,892.20
Unit 11	£9,800	£4,890.20
Unit 18	£10,000	£4,990.00
Unit 22	£10,000	£4,990.00
Units 23 & 24	£17,000	£8,483.00
Unit 31	£10,000	£4,990.00

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

The units will be separately assessed upon occupation.

VAT

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

EPC

EPC's have been carried out on these properties. The properties have been awarded as follow:-

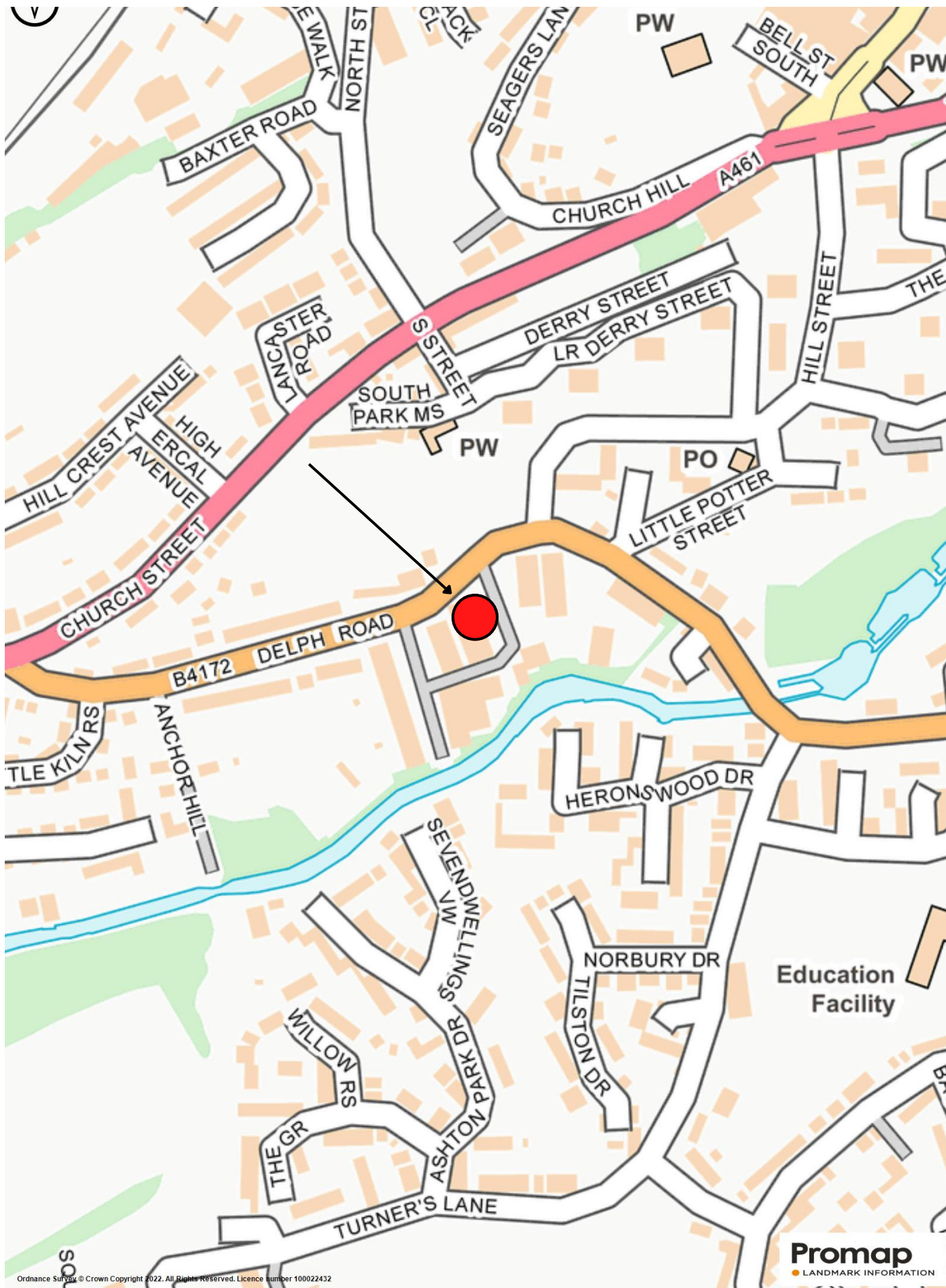
Unit 3	47 B
Unit 9	107 E
Unit 11	92 D
Unit 18	88 D
Unit 22	109 E
Units 23 & 24	84 D & 89 D
Unit 31	102 E

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/delphie

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.



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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.
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