



5A/B, Whitehall Industrial Park, Whitehall Road, Great Bridge,

TO LET

INDUSTRIAL / WAREHOUSE

Size
9,496 sq ft (882 sq m)

Rent
£47,500 per annum exclusive

10 Ton Crane

New lease available

C.C.T.V. on estate

Location

The unit is located on the Whitehall Industrial Park. Great Bridge Town Centre is within a quarter of a mile. The Motorway Network is accessible via Junctions 1 and 2 of the M5 at Oldbury and West Bromwich as well as Junction 9 of the M6 at Wednesbury. All three Motorway Junctions are within 3/4 miles of the estate.

Description

The two bay unit is of steel framed construction surmounted by two pitched, part insulated roofs. Height to eaves - 5.62m. (18'5") approx. Access is via two roller shutter doors. The unit benefits from an overhead mounted 10 ton crane to one bay (please note that the crane has not been tested). A steel framed mezzanine floor with a concrete floor is included. Offices and toilets are included.

On site car parking is available.

Accommodation (Gross Internal Area) approx.

9,496 sq.ft. (882.51 sq.m.)

Mezzanine Floor - 2,307 sq.ft. (214.41 sq.m.)

Services

All mains services are connected. The electricity is purchased direct from the estate.

Please note the services/heating systems and 10 ton crane have not been tested.

Rating Assessment

Rateable Value: £33,000.

U.B.R. - 55.5p in the £ (2025/2026).

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 be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to cover monitored C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£47,500 per annum exclusive.

V.A.T.

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

Fixtures & Fittings

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

Energy Performance Certificate

EPC rating - C.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

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