



Unit 20 Cornwallis Road, West Bromwich, B70 7JF

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,407 sq ft (224 sq m)

Rent
£17,000 p.a. exclusive.

Yard to the rear

New lease available

Includes an office

Location

The unit is located at the end of Cornwallis Road just before the entrance into the Millard Industrial Estate. Cornwallis Road is a cul-de-sac off Bromford Road (A4034). Bromford Road connects Oldbury Town Centre to West Bromwich Town Centre.

Sandwell and Dudley Railway Station is within walking distance.

Description

An industrial/warehouse unit of lean to steel framed construction with either full height brickwork or lined corrugated asbestos sheeting to walls.

Max working height - 5.2 m. (17'1") approx. Min working height - 3.3 m. (10'10") approx.

The roofs are lean-to of lined corrugated asbestos sheeting incorporating roof lights. Vehicular access is via a roller shutter door.

Situated within the unit is an office and separate male and female toilets. Security shutters are fitted.

A small unsurfaced yard is located to the rear of the unit with access from within the unit itself.

Accommodation (Gross Internal Area)

2,439 sq.ft. (226.6 sq.m.) approx.

Services

All mains services, except gas are connected.

Rating Assessments

2023 Rateable Value - £11,000

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £15,500

UBR - 48p in the £ (2026/27)

Lease Terms

Available with the benefit of a new lease for a term to be agreed on a full repairing and insuring basis. The lease will

incorporate a service charge provision to cover the repair/maintenance of all common areas.

Rent

£17,000 per annum exclusive.

V.A.T.

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

Energy Performance Certificate

EPC rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors. 01384 456789.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and 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 them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



