



**RENT**  
**£43,000 per unit**  
(per annum exclusive)



**Units 3 & 4, Corngreaves Trading Estate**  
**Charlton Drive, Cradley Heath, B64 7BJ**

Leasehold | Industrial/Warehouse Units | 5,337 - 10,745 Sq Ft (495.82 - 998.23 Sq M)



**TO LET**



## Location

Corngreaves Trading Estate is located on Charlton Drive in Cradley Heath.

Motorway access to Junction 3 of the M5 via the A458 is approximately 5½ miles distant. Junction 2 of the M5 approximately 5 miles. Access to Birmingham city centre provided via the nearby A458 which is approximately 11 miles distant.



## Description

The buildings form two industrial / warehouse units of steel portal frame construction with profile cladding above brick and block work walls.

Internally, the units benefit from offices and a reception built to the front elevation plus WCs. The warehouse provides an eaves height of 6m, a three-phase power supply, concrete flooring and LED lighting.

Externally, forecourt parking is available, and vehicular access is provided via two electric roller shutter doors with a height of 4.35m and width of 4.32m.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 3	5,408	502.41
Unit 4	5,337	495.82
<b>Total</b>	<b>10,745</b>	<b>998.23</b>



## Amenities



Eaves Height 6m



Crangeage  
Infrastructure  
(Unit 4)



Leasehold





## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

Both units have an EPC Rating of E.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.







# Units 3 & 4, Corngreaves Trading Estate, Cradley Heath







Produced on Jun 3, 2024.  
© Crown copyright and database right 2024 (license number 100035337)







	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Halesowen - 2 miles</li><li>• Dudley - 4 miles</li><li>• Birmingham - 11 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Cradley Heath - 0.5 miles</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Birmingham International - 26 miles</li></ul>

## → Viewings



	<b>Arjun Delay</b>
	0121 561 7884
	07966 469 240
	arjun.delay@fishergerman.co.uk



	<b>Mike Price</b>
	0121 561 7882
	07909 596 051
	mike.price@fishergerman.co.uk

Or our joint agents Hexagon Commercial  
01384 374 888

[fishergerman.co.uk](https://fishergerman.co.uk)

**Please Note:** Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2024. Photographs dated May 2024.

