

To Let

**Unit 12
Union Park
Navigation Way
West Bromwich
B70 9DF**

Modern Industrial Warehouse
- Available Immediately to
Let

13,077 sq ft (1,214.91 sq m)



Summary

- 8 m eaves
- Large secure yard
- 2 loading doors
- Separate two-storey offices
- 15 car parking spaces (plus additional spaces in the yard)
- CCTV throughout the estate



Location

The property is situated on the established Union Park Industrial Estate off Oldbury Road (B4166). Oldbury Road leads to Brandon Way and in turn, junction 1 of the M5 Motorway, approximately 2.5 miles away.



Description

Unit 12 comprises a modern, detached industrial building with two storey offices, large secure loading yard, and separate car park. The unit is of steel portal frame construction with part block work and part profile clad insulated walls. Internally, the eaves height is 8m to the haunch. Loading is via two electric up and over panel doors to the yard.

Externally there are 15 car parking spaces and additional car parking is available in the loading yard. There is CCTV throughout the industrial estate.

Legal Costs

Each party to be responsible for their own legal costs.

Accommodation

GIA	Sq Ft	Sq M
Warehouse	11,029	1,024.62
Offices	2,048	190.29
Total	13,077	1,214.91

Terms

Unit 12 is available for immediate occupation by way of a subletting or assignment to lease expiry in May 2021, or longer by agreement. Full terms available on application.

Services

We believe all mains services are connected to the property. Prospective tenants should confirm this themselves.

Rates

We understand the current Rateable Value for 2019 is £50,000. Interested parties should rely on their own enquiries.

EPC

We understand the Energy Performance Rating for this property is D76.

VAT

All figures are exclusive of VAT at the current rate.

Viewing

Strictly by appointment only

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