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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET
OFFICES
CORNGREAVES ROAD
CRADLEY HEATH
B64 7DG

100 - 5,522 sq ft (9.29-513 sq m)

Junction 3 (M5) approximately 4 miles distant.

Cradley Heath Train Station within 1 mile.

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INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
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Oldbury
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Wolverhampton
01902 713333



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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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

LOCATION

Cradley Heath is a suburb of Birmingham and located 3 miles south of Dudley, 2 miles north of Halesowen and 9 miles west of Birmingham City Centre. Surrounding the site are excellent local road communications such as the Halesowen Road which links the A459 and A100 which in turn provides access to the M5 motorway.

The property is situated on Corngreaves Road, an established industrial area. The property is located within 1 mile of Cradley Heath Railway Station.

DESCRIPTION

The offices have the benefit of suspended ceilings, LED lighting at first floor level and gas fired central heating throughout.

Externally the site benefits from a 25 space car parking area which is located to the side of the office block.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Separate Office Block	100-5,522	9.29-513

SERVICES

We are advised that mains water, drainage and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

£30,371 per annum.

LEASE TERMS

The offices available by way of a new full repairing and insuring lease on terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 8181.

RATES

We are advised that the property is to be re-assessed.

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

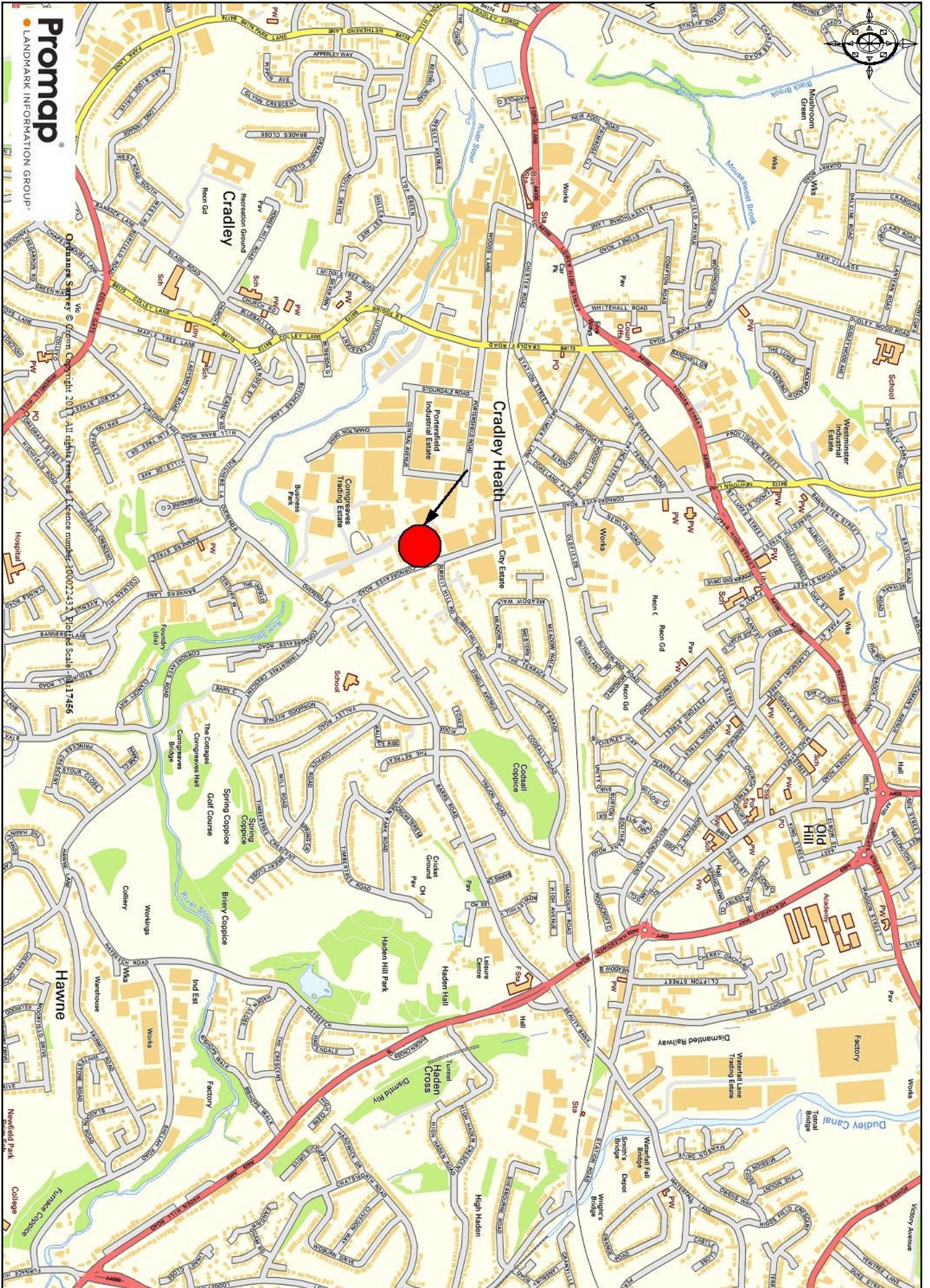
WEBSITE

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

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 08/18



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed