

Unit 2c Albion Works, Moor Street, Brierley Hill, DY5 3SW



**TO LET**

Industrial Warehouse with Excellent Loading

Gross Internal Area: 8,463 ft<sup>2</sup> (786.23 m<sup>2</sup>)

### Location

Albion Works is situated off Moor Street, within close proximity of Brierley Hill Town Centre and the Merry Hill Shopping Centre.

The property provides convenient access to the nearby town of Dudley 2.8 miles distant and Birmingham City Centre approx. 13 miles to the east.

Junction 5 of the M5 motorway is approximately 4½ miles distant.

### Description

Albion Works comprises a mix of modern industrial units suitable for a variety of production, warehousing and service industries.

The subject property comprises an industrial warehouse of steel portal frame construction with full height brick infill surmounted by a pitch roof incorporating translucent roof lights.

The property benefits from two large roller shutter doors, one from a covered roadway and another from a service yard.

The unit benefits from a minimum 6m eaves height, concrete flooring, high bay lighting, large three phase power supply, gas fired heating, integral offices and WCs.

Externally the property enjoys excellent loading access and ample car parking.

### Accommodation

**Total (GIA) - 8,463 ft<sup>2</sup> (786.23 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £29,500 per annum.

### VAT

All prices quoted are exclusive of VAT which we understand is payable.

### Services

It is understood that all mains services are available on or adjacent to the estate.

We advise all prospective tenants to make their own enquiries with the appropriate service agencies to assess the adequacy of each service.

### Legal Fees

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

The landlord will provide a standardised lease to the tenant at their own cost.

### Energy Performance Certificate

Available upon request from the agent.

### Use Class

We understand that the property has consent under use class B2 (General Industrial) and B8 (Storage and Distribution).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Availability

Available immediately, subject to the completion of legal formalities.

### Viewing

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

