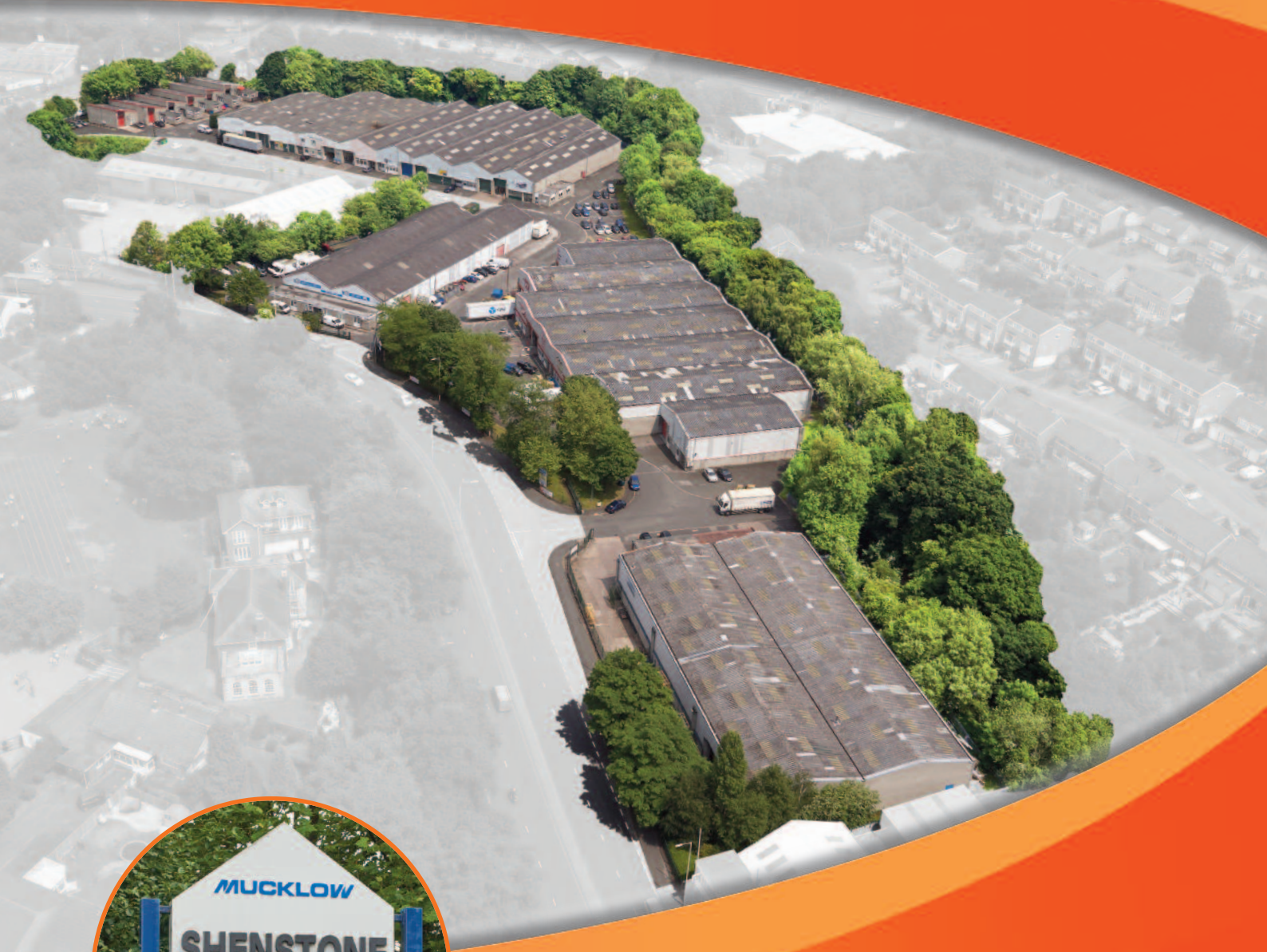


# TO LET

Industrial/warehouse units from  
**1,675 sq.ft (156 sq.m)**



## SHENSTONE TRADING ESTATE

Bromsgrove Road, Halesowen, West Midlands  
B63 3XB

**MUCKLOW**

[www.mucklow.com](http://www.mucklow.com)

A prominently located estate with CCTV and electrically operated security gates close to Halesowen town centre and Junction 3 of the M5. Units are popular with trade counter, manufacturing and storage companies.

## LOCATION

Shenstone Trading Estate is located on Bromsgrove Road (A459) approximately half a mile from Halesowen town centre. Motorway access is excellent for Junction 3 of the M5, which lies approximately two miles away.

## DESCRIPTION

The estate comprises a range of industrial/warehouse units of various sizes within an attractively landscaped and secure fenced and gated environment with CCTV.

The units themselves benefit from:

- Prominent main road frontage to Bromsgrove Road (certain units only)
- Roller shutter door access
- Good quality office accommodation
- Male and Female WCs
- Dedicated parking and loading areas fronting each unit
- Good internal clear working heights
- Full refurbishment programmes prior to re-letting

## USE

The units are suitable for a range of uses including manufacturing/production and storage. Other uses may be considered by the landlord, subject to planning.

## SERVICES

All units benefit from 3 phase electricity and water. Certain units on the estate also have mains gas available.

## LEASE TERMS

The units are available by way of new full repairing and insuring leases for a term to be agreed.

## SERVICE CHARGE

A service charge is payable half yearly in advance to the managing agent and covers the cost of the management and upkeep of the common parts of the estate.

## INSURANCE

Insurance for the building is via the landlord's block policy with the appropriate premium for each unit being recharged to the relevant tenant.

## VAT

All prices are quoted exclusive of VAT which is charged in addition at the rate prevailing.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of a new lease.

## LANDLORD

A & J Mucklow Group Plc is a long established Midlands based property company with its head office in Halesowen. It focuses on the long term ownership and development of industrial and commercial property.

The company prides itself on maintaining its excellent reputation for providing a quality product and service to its customers.

## TIMING

Occupation can be provided in a very short period of time subject to agreement and completion of the lease.

## VIEWING

Via the letting agents or Mucklow direct.

## CURRENT AVAILABILITY

Please refer to the accompanying schedule for details of units currently available for lease.



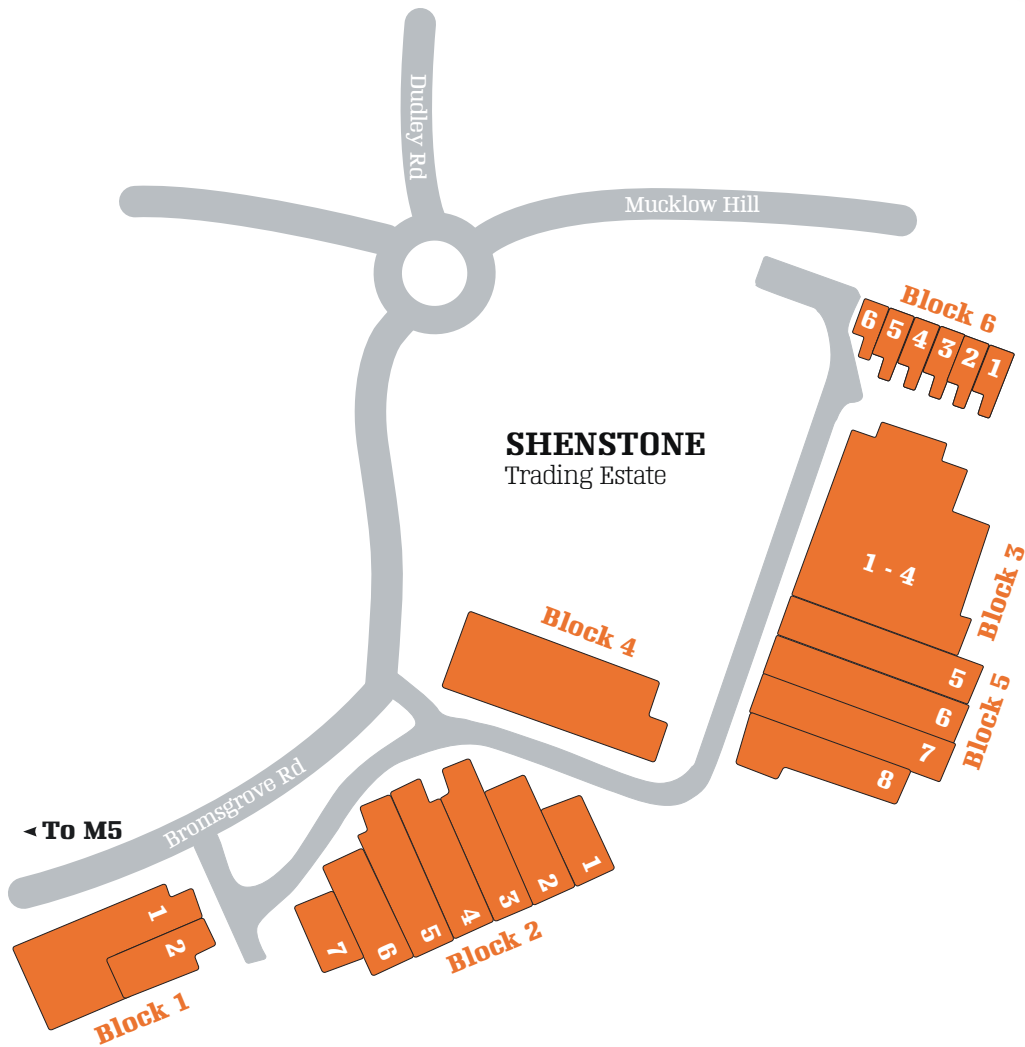
# SHENSTONE TRADING ESTATE

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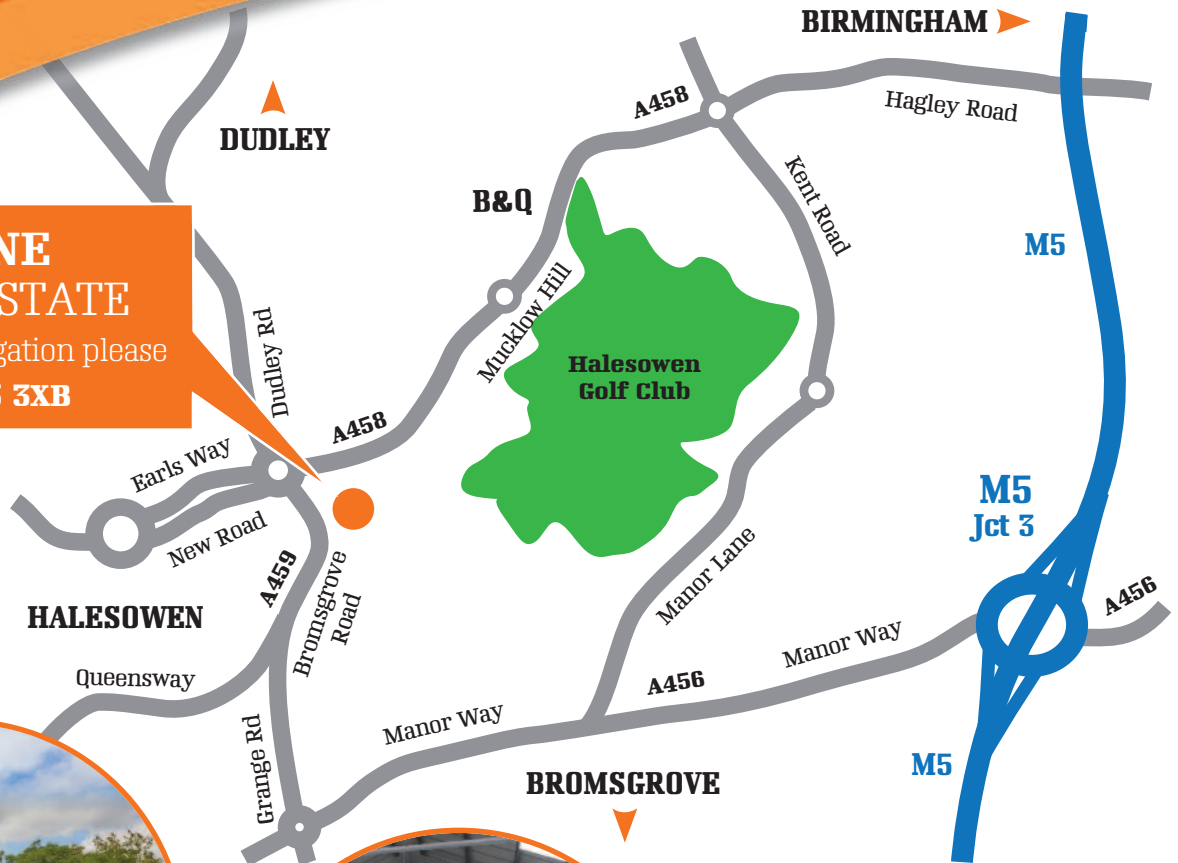
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## SHENSTONE TRADING ESTATE

For Satellite Navigation please  
use postcode **B63 3XB**



On behalf of:

Letting Agents:



*Misrepresentation Act: These particulars are a general outline only for the guidance of purchasers or tenants and do not constitute the whole or any part of an offer or contract.*

# TO LET SHENSTONE

## TRADING ESTATE

Bromsgrove Road, Halesowen, West Midlands B63 3XB

### CURRENT AVAILABILITY

Unit Number	Size	Rent pa	Service Charge pa	Rateable Value 2019/2020	Rates Payable pa	EPC Band
Unit 7 Block 2	3,824 sq ft	£23,900	£1,988	£18,000	£8,838	TBC
Unit 2 Block 6	1,675 sq ft	£10,469	£871	£9,100	£Nil	D - 91

Insurance for the building is covered under a block policy with Aviva, paid by the landlord and under the terms of the lease to be reimbursed by the tenant.

Service Charge covers the common areas and maintenance of the estate and is currently £0.52 per square foot per annum, payable half yearly in advance to our managing agents, Cushman and Wakefield.

For more information please contact Stuart Haydon on 0121 550 1841, email: [stuart.haydon@mucklow.com](mailto:stuart.haydon@mucklow.com) or visit our Website: [www.mucklow.com](http://www.mucklow.com)



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