



Church Lane

Church Lane Industrial Estate,
West Bromwich, B71 1AR

TO LET
OPEN STORAGE YARD

0.42 Acres

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REAL ESTATE

Location

The storage yard is located on Church Lane Industrial Estate, Church Lane, West Bromwich. The B414 Church Lane links with the A41 Black Country New Road/The Expressway, which gives direct access to Junction 1 of the M5 Motorway approximately 2.5 miles.

Description

The site comprises a surfaced open storage yard.

The yard is fenced and access is available at the top of Church Lane Industrial Estate.



Lease

The site is available to let for a negotiable term.

EPC

Exempt.

Accommodation

Description	Area (Sq ft)	Quoting Rent (£)
Open Storage Yard	0.42 acres	£18,000 PAX

Service Charge

Tenants will be responsible for payment of the estate service charge, levied to cover the cost of maintaining the communal parts of the estate.

Business Rates

The site is not separately assessed for business rates but we can provide an estimate upon request.

Interested parties are encouraged to contact the local authority, Sandwell Metropolitan Borough Council to confirm the current liability (0845 351 0017).

VAT

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

Legal Costs

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

Anti Money Laundering

Prospective tenants will be required to submit two forms of identity, in accordance with the Anti Money Laundering regulations.

Further Information

Contact the joint agents:



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