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TO LET
INDUSTRIAL PREMISES
44 ELWELL STREET
GREAT BRIDGE
TIPTON
B70 0DN

9,130 sq ft (848 sq m)

Two 10 tonne overhead cranes (Not tested)

Minimum eaves height of approximately 25' (7.6m).

3 miles from junction 1 of the M5.

bulleys.co.uk/elwell



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

The unit is located on Elwell Street which is an established industrial location accessed from Great Bridge Street and being close to the main A41 Black Country New Road. The A41 Black Country New Road is easily accessed and gives a direct route to the A41 Expressway leading directly to junction 1 of the M5 motorway approximately 3 miles distant providing access to the Black Country and national motorway network.

DESCRIPTION

The premises comprise a single storey self-contained industrial unit of steel portal frame construction, incorporating ground and first floor offices.

The unit is constructed with brick and block work elevations with profile cladding above and a concrete floor. The profile clad pitched roof is insulated and lined and incorporates intermittent translucent roof lights. The unit has high bay sodium lights and vehicle access is via an electrically operated roller shutter door from the front loading/unloading area. The door measure approximately 15' 1" (4.6m) wide x approximately 17' 8" (5.4m) high. The minimum eaves height is approximately 25' (7.6m) and approximately 16' (4.9m) to the underside of the crane rail. The warehouse has the benefit of 2 no. 10 tonne cranes (not tested).

To the front of the premises are interconnecting 2 storey offices accessed from the front car parking area. Accessed from the front door is a ground floor reception/lobby area with ladies/disabled WC, gents WC, kitchen and 2 cellular offices. A staircase leads to the first floor consisting of a landing with 3 cellular offices. The offices have electrically operated roller shutter doors to the ground and first floor windows, gas central heating (not tested) with suspended ceilings and UPVC double glazed windows.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	7,656	711
Ground Floor Offices	807	75
First Floor Offices	<u>667</u>	<u>62</u>
Total	9,235	848

OUTSIDE

To the front of the roller shutter door is a loading/unloading area.

To the front of the offices is a secure fenced car parking area.

SERVICES

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

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

RENTAL

£50,500 per annum exclusive.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

The Valuation Office Agency website has the following assessment listed:

Warehouse & Premises:

Rateable Value: £47,500.00

Rates Payable: £23,322.50 (2019/20)

The above rates payable figure does not take into account any Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable.

Interested parties should enquire to the local Authority to confirm the above figures their specific liability,

VAT

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

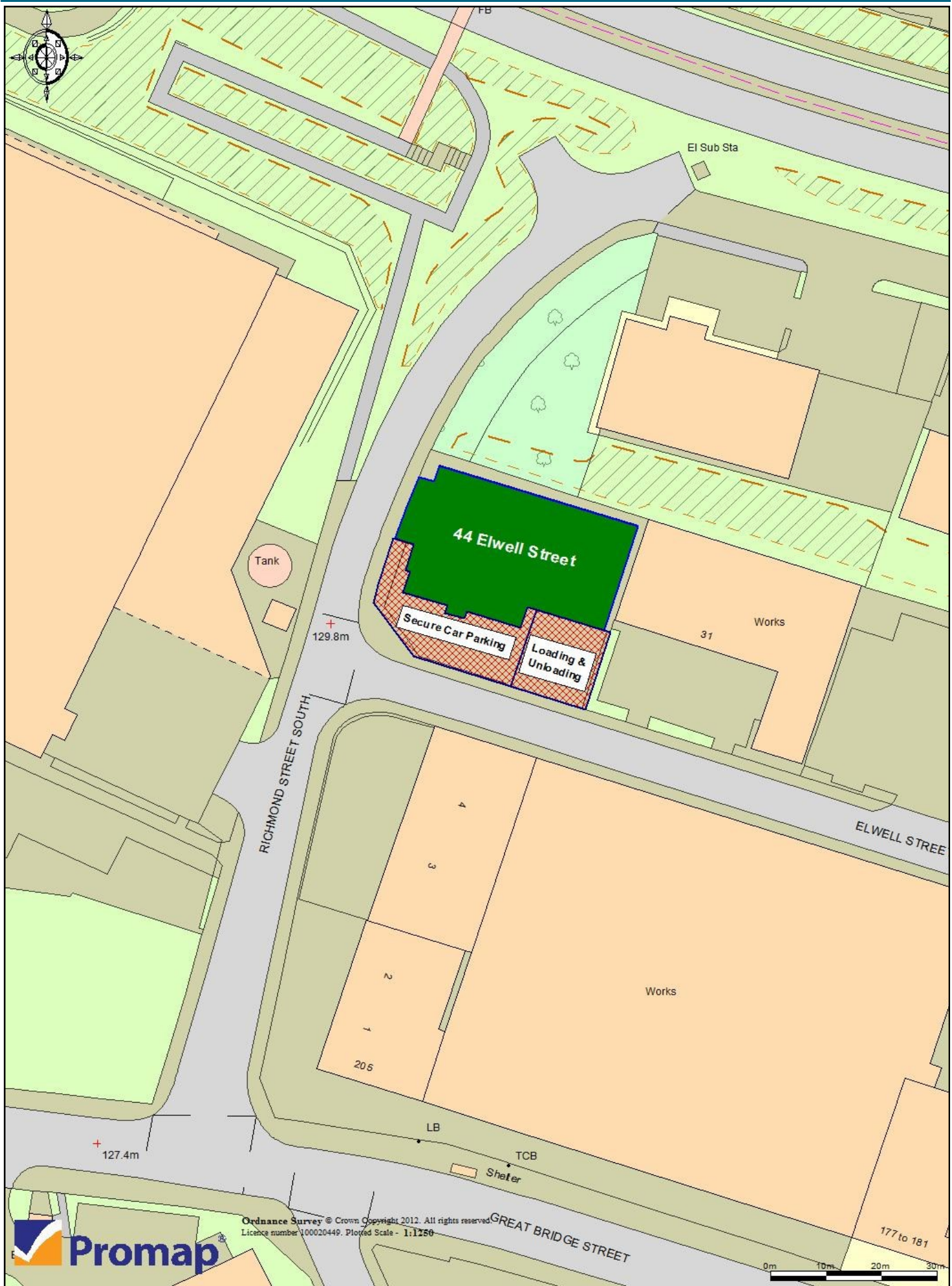
WEBSITE

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

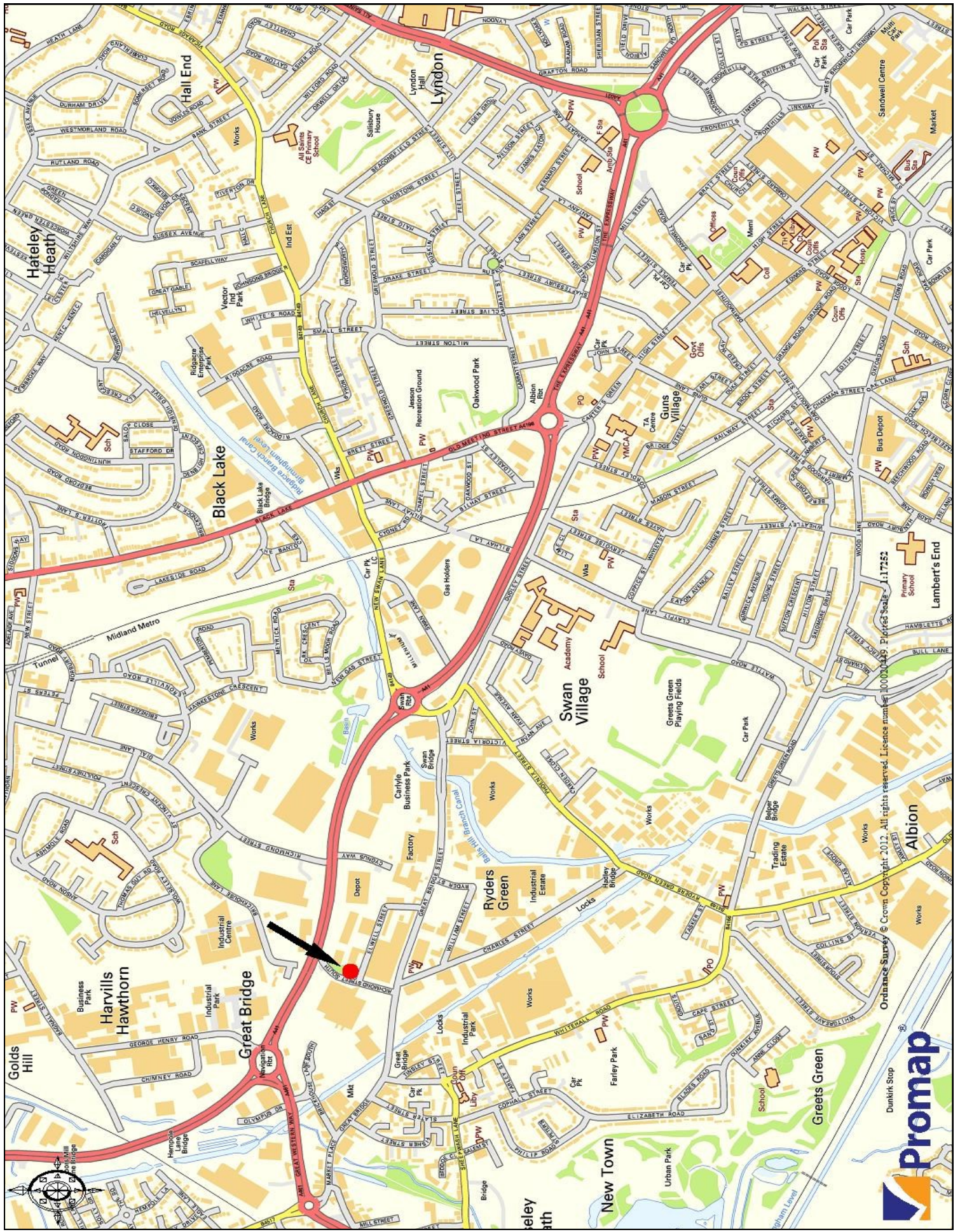
VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.

Details prepared 03/19



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



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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