



CHARTERED SURVEYORS

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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 43 Wellington Road Industrial Estate, Birmingham New

TO LET

INDUSTRIAL / WAREHOUSE

Size
17,352 sq ft (1,612 sq m)

Rent
£52,000 p.a. exclusive

5 Ton and 3 Ton cranes

C.C.T.V. and 24/7 manned security

On site weighbridge

Flexible terms

<http://www.sellers-surveyors.co.uk/qlink1837>

Location

The estate is located just off the A4123 Birmingham New Road within 5 miles of Junction 2 M5.

Description

The unit is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, part insulated corrugated asbestos roof incorporating lighting panels. Height to eaves 6.88 metres (22'7") approx.

A 3 ton crane and 5 ton crane are included.

Access is via a roller shutter door.

Internal offices and toilets are included.

Accommodation

17,352 sq.ft. (1,612 sq.m.) Gross Internal Area approx.

Services

All mains services are connected. Electricity is purchased from the estate.

Lease Terms

Available with the benefit of a new on a full repairing and insuring basis for a term to be agreed.

Rent

£52,000 p.a. exclusive.

V.A.T.

V.A.T. will be levied on the rent/service charge etc.

Service Charge

A service charge is levied to cover 24/7 manned security/monitored C.C.T.V. and the repair/maintenance of all common areas etc.

Rating Assessment

Rateable Value: £39,000.

UBR - 50.4p in the £(2019/2020).

Energy Performance Certificate

EPC rating - C60.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

Harris Lamb - 0121 455 9455

Neil Slade - 07766 470384

Alex Eagleton - 07970 212182

Additional Images

