



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

#### 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 Perfromance 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

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# **Additional Images**

