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TO LET

**INDUSTRIAL/WAREHOUSE UNIT
UNIT 3, CHARLES STREET
WEST BROMWICH
B70 0AZ**

18,545 sq ft (1,723 sq m)

6.11m to eaves.

Mid terrace unit.

Located in an established industrial area.

3 Miles from Junction1 of the M5 Motorway.

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INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Oldbury
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Wolverhampton
01902 713333

LOCATION

Set in a terrace of industrial units in a well established industrial area fronting Charles Street, with a fenced rear elevation to the canal network. The estate is less than 1 miles from Great Bridge and less than 1.5 miles from the Black Country Spine Road, with the M5 accessed approximately 3 miles away at Junction 1 via the A41.

DESCRIPTION

- Mid terrace unit.
- Steel portal frame construction.
- Approximately 20 ft (6.11m) to eaves.
- Roller shutter door access approx 14.5 ft (4.44m) high x 14.2 ft (4.33m) wide.

Two storey office

- Wall mounted electric heaters.
- Carpeted
- Manual security shutters to front elevation windows/doors.

ACCOMMODATION

The property provides the following approximate gross internal floor area;

	sq ft	sq m
Warehouse	16,376	1,521
Offices	<u>2,169</u>	<u>202</u>
Total	18,545	1,723

LEASE

The property is available by way of a sub-lease. Please contact the agents for full details.

EXTERNAL

Loading/unloading area plus visitor car parking.

SERVICES

We are verbally advised that all services are connected and available.

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

RENT

Quoting rent of £83,500 per annum exclusive.

PLANNING

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

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Unit F4

Rateable Value: £52,500
Rates Payable: £25,882.50 (2018/19)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

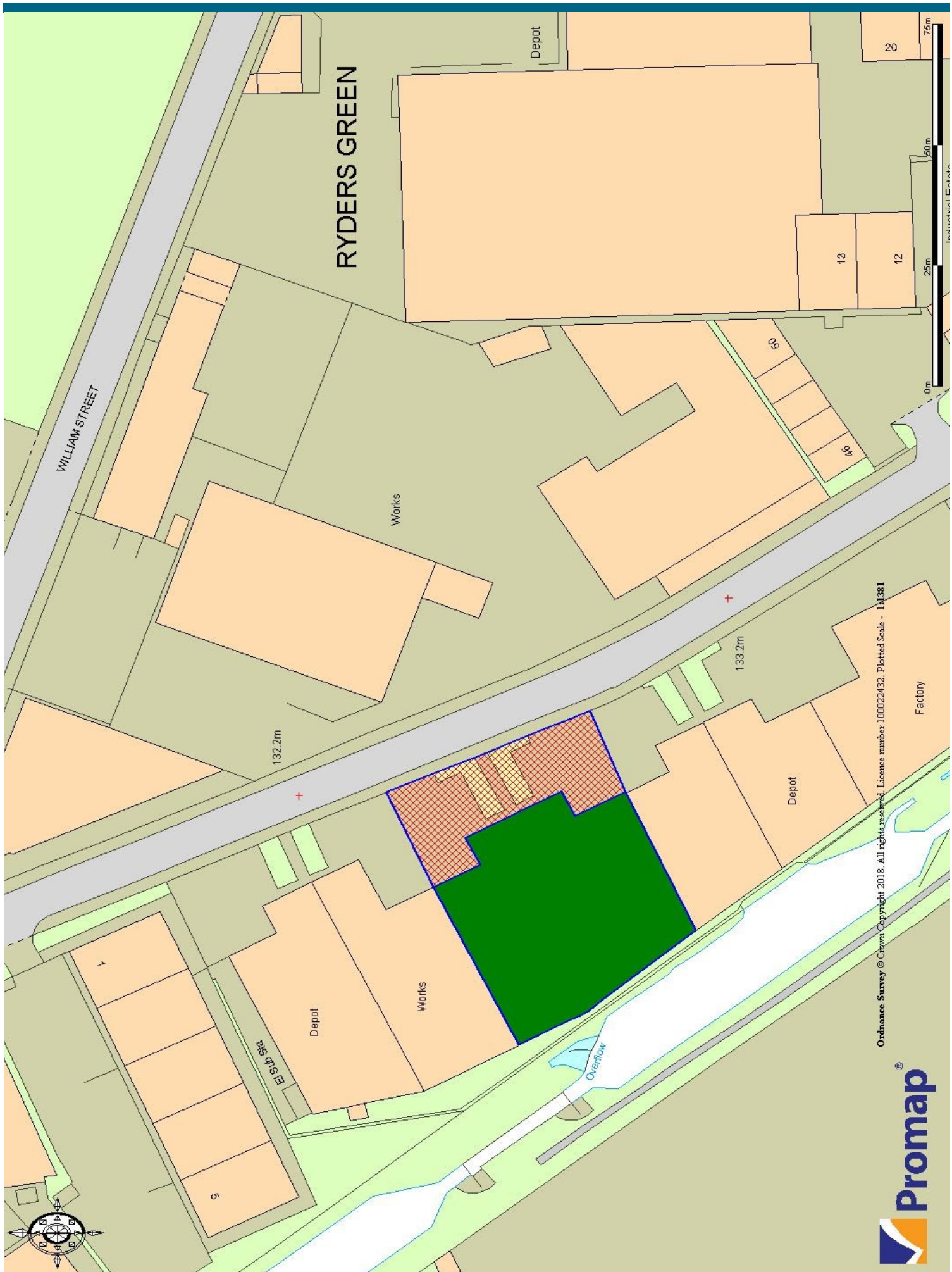
WEBSITE

A virtual tour, together with aerial photography and further information is available at:
bulleys.co.uk/charlesst

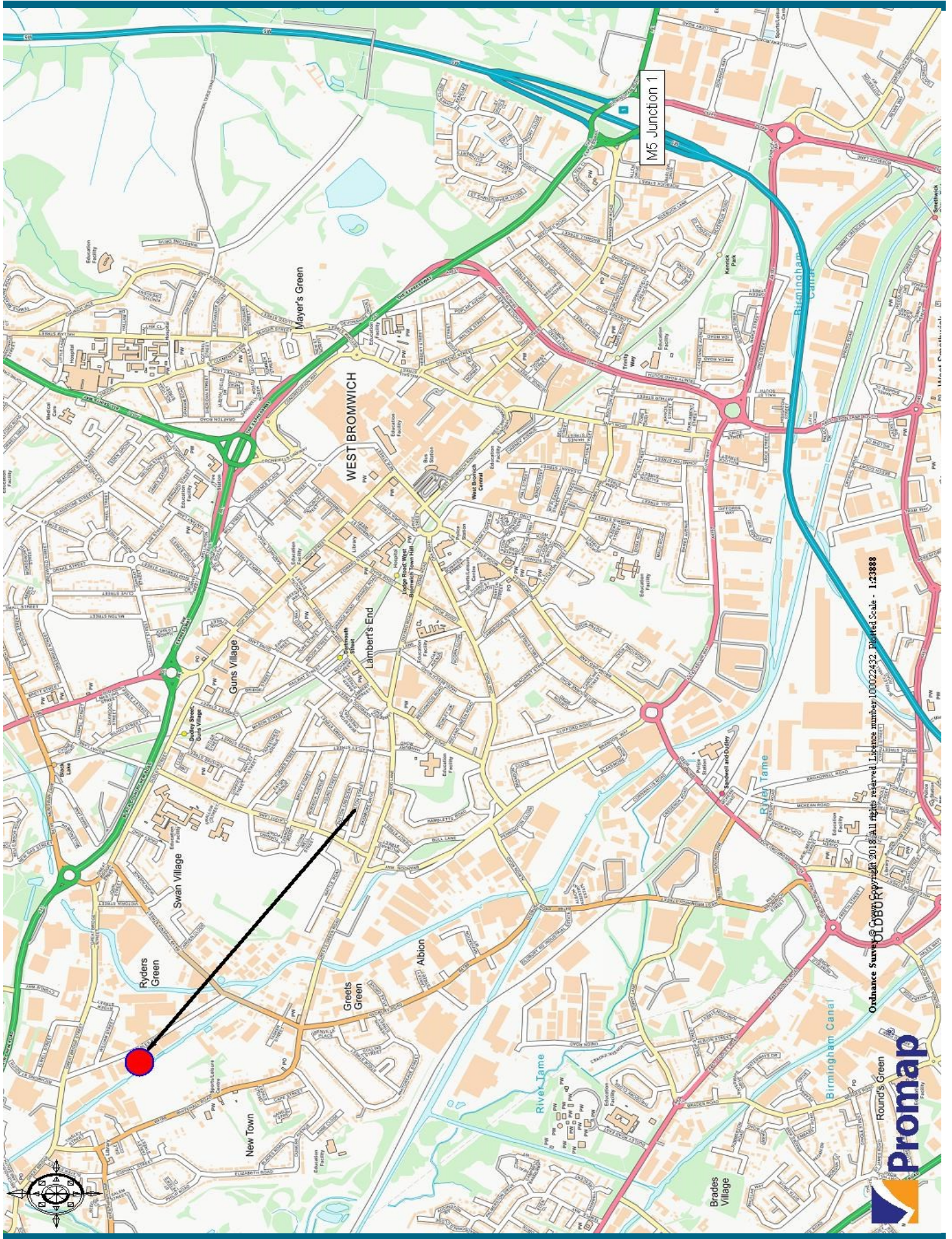
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 10/18



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



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IMPORTANT NOTICE

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