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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET

**INDUSTRIAL/TRADE COUNTER UNIT  
UNIT 2**

**JUNCTION 1 TRADE PARK  
25-27 BIRMINGHAM ROAD  
WEST BROMWICH B70 6RR**

**16,990 sq ft (1,578 sq m)**

Excellent prominence overlooking M5 Junction 1.

Adjacent to Junction 1 of the M5 Motorway and the Expressway (A41).

Front car parking and yard.

Nearby trade operators include Plumb Centre, Tops Tiles, Screwfix, HSS Hire and Halfords Nationwide Auto Centres.

[bulleys.co.uk/J1tradepark](http://bulleys.co.uk/J1tradepark)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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01952 292233

Oldbury  
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Wolverhampton  
01902 713333

## LOCATION

The property is located overlooking the M5 Junction 1. At the rear of the property runs the A41 Expressway which provides access to the M5 (at Junction 1), the M6 (at Junctions 9 & 10) and the M54 (at Junction 3). The property is located approximately 5 miles north west of Birmingham City Centre, 4 miles east of Dudley, 8 miles south east of Wolverhampton and 5 miles south of Walsall.

Unit 2 of Junction 1 Trade Park is located on the west side of the Junction 1 of the M5, immediately adjacent to the Junction and roundabout. The property has prominent frontage to the A41 Expressway, which leads directly into the centre of Birmingham and are accessed from Birmingham Road.

The property is well located for trade purposes with nearby trade operators including Plumb Centre, Tops Tiles, Screwfix, HSS Hire and Halfords Nationwide Auto Centres.

## DESCRIPTION

The property comprises a single storey semi-detached warehouse unit with attached two storey office building. The property was constructed in the early 1980's using steel portal frame with height brick elevations externally and blockwork internally. The warehouse building has a clear eaves height of approximately 6 m.

Unit 2 has the benefit of two roller shutter doors. The offices at the front and side of the warehouse are of brick and block construction and benefit from a gas fired central heating system, suspended ceilings with recessed fluorescent lighting, carpeting, painted and plastered walls and W.C. with kitchenette facilities.

## ACCOMMODATION

The property provides the following approximate gross internal floor area;

	sq ft	sq m
Warehouse	10,163	944
Ground & 1st Floor Offices	<u>6,827</u>	<u>634</u>
	16,990	1,578

## LEASE

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

## EXTERNAL

Externally the property is serviced by a front loading/unloading area with accompanying car parking spaces.

## SERVICES

We are verbally advised that all main services are connected or available.

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

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3510017

## RENT

£80,750 per annum exclusive.

## VAT

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

## RATES

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

Rateable Value: £54,000 per annum  
Rates Payable: £26,622 (April 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.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D77

## WEBSITE

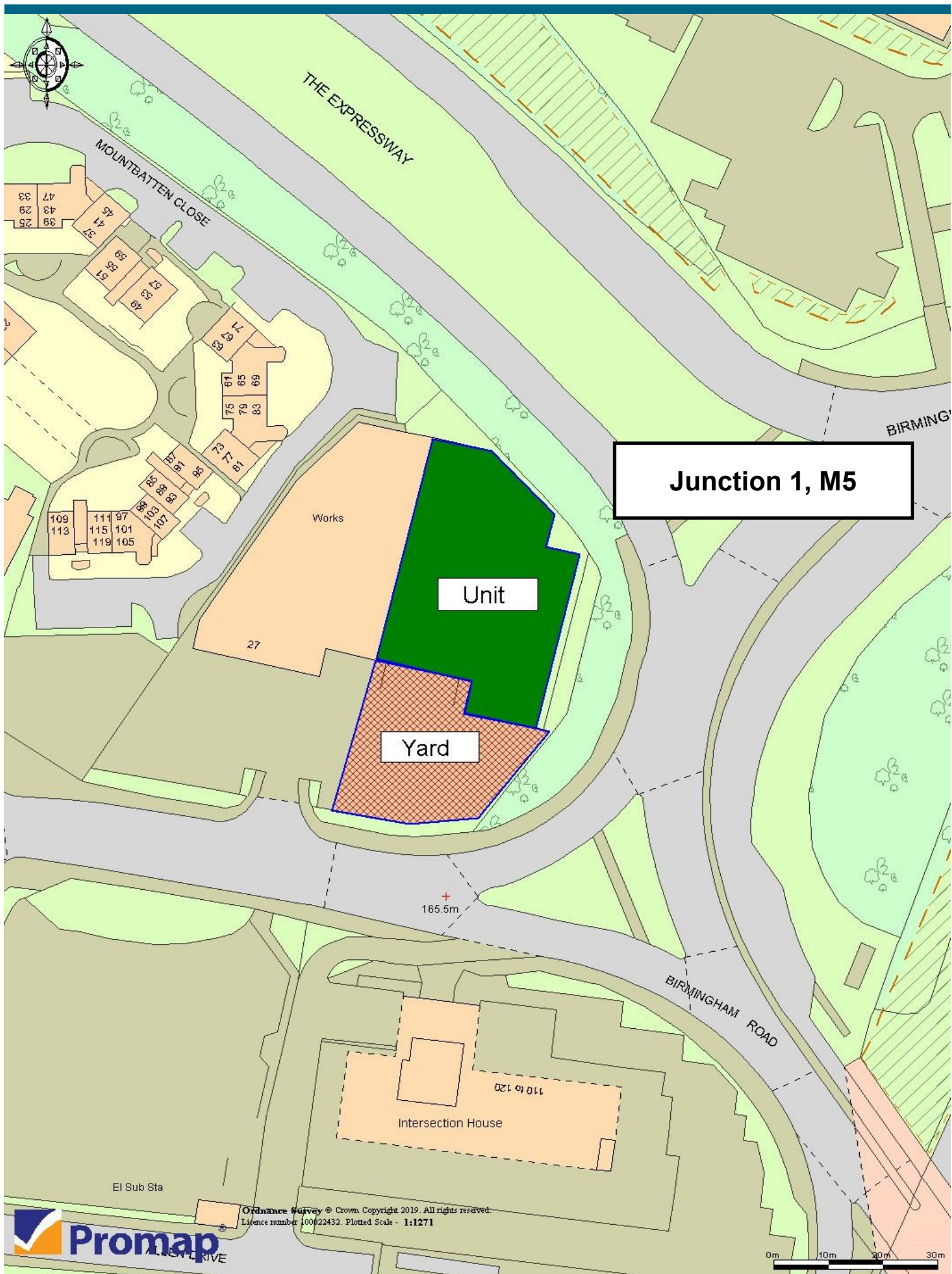
Aerial photography and further information is available at: [bulleys.co.uk/J1tradepark](http://bulleys.co.uk/J1tradepark)

## VIEWING

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

Details prepared 02/19.









#### 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.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.