

BULLEYS

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TO LET

INDUSTRIAL/WAREHOUSE UNITS

**KELVIN WAY
WEST BROMWICH
WEST MIDLANDS
B70 7TP**

3,969 – 16,889 sq ft (368 – 1,569 sq m)



Typical unit

- * Secure fenced estate with CCTV *
- * Flexible terms, immediate occupation *
- * Good communal car parking*

(Wolverhampton Office: 01902 713333 Telford Office: 01952 292233)

0121 544 2121

Birchley House, Birchley Island,
Birchfield Lane, Oldbury,
West Midlands B69 1DT
www.bulleys.co.uk

LOCATION

Kelvin Way Trading Estate is situated on the A4182 Kelvin Way approximately 1½ miles South West of Junction 1 of the M5 motorway. The estate is approximately 1½ miles to the South of West Bromwich town centre and ½ mile from Sandwell and Dudley railway station.

DESCRIPTION

Units typically are steel portal framed construction with brick/blockwork and insulated profile clad elevations beneath a pitched lined roof, incorporating translucent roof lights. Roller shutter doors provide vehicular access. Offices, where constructed, are located at the front of the unit together with w.c. facilities.

The units are being refurbished and are available for immediate occupation, subject to occupational lease.

ACCOMMODATION

Gross internal areas approximately

	Sq ft	Sq m
Unit 3	7,445	691
Units 4 & 15	16,555	1,538
Unit 8	11,298	1,049
Unit 12	8,442	784
Unit 19	6,133	569
Unit 27	10,754	999
Unit 35	3,969	368

OUTSIDE

Forecourt servicing area parking for staff/visitors cars. Further communal estate car parking is available onsite.

SECURITY

Secured estate with fencing, gate and CCTV security.

SERVICES

We are advised that mains services including 3 phase electricity, water, and drainage is available or connected. However, interested parties should confirm the position with their advisors/contractors.

LEASE TERMS

The units are available on a new full repairing and insuring lease for terms to be agreed.

RENTAL

All rentals are quoted exclusive of VAT and are payable quarterly in advance by standing order.

Unit 3	£31,640 pax
Units 4 & 15	£66,220 pax
Unit 8	£45,200 pax
Unit 12	£35,900 pax
Unit 19	£26,100 pax
Unit 27	£43,020 pax
Unit 35	£17,900 pax

SERVICE CHARGE

A service charge is levied by the Landlord in respect of common areas, maintenance of the estate and estate security. Please confirm the position with the agents.

VAT

All prices are quoted exclusive of VAT at the current prevailing rate.

RATES

We are verbally advised by Sandwell Metropolitan Borough Council that the current assessments are as follows:-

	Rateable Value	Rates Payable (07/08)
Unit 3	£29,500	£13,098
Units 4 & 15	£57,000	£25,308
Unit 27	£42,750	£18,981
Unit 35	£17,750	£ 7,881

Some units will require re-assessment as they have previously been assessed for a combined occupation. However, interested parties should confirm the position by contacting the Local Authority, on 0845 351 0017.

LEGAL COSTS

Each party will be responsible for legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with Bulleys at their Oldbury Office Tel (0121) 544 2121, or joint agents Harris Lamb.

Details prepared 04/07

IMPORTANT NOTICE

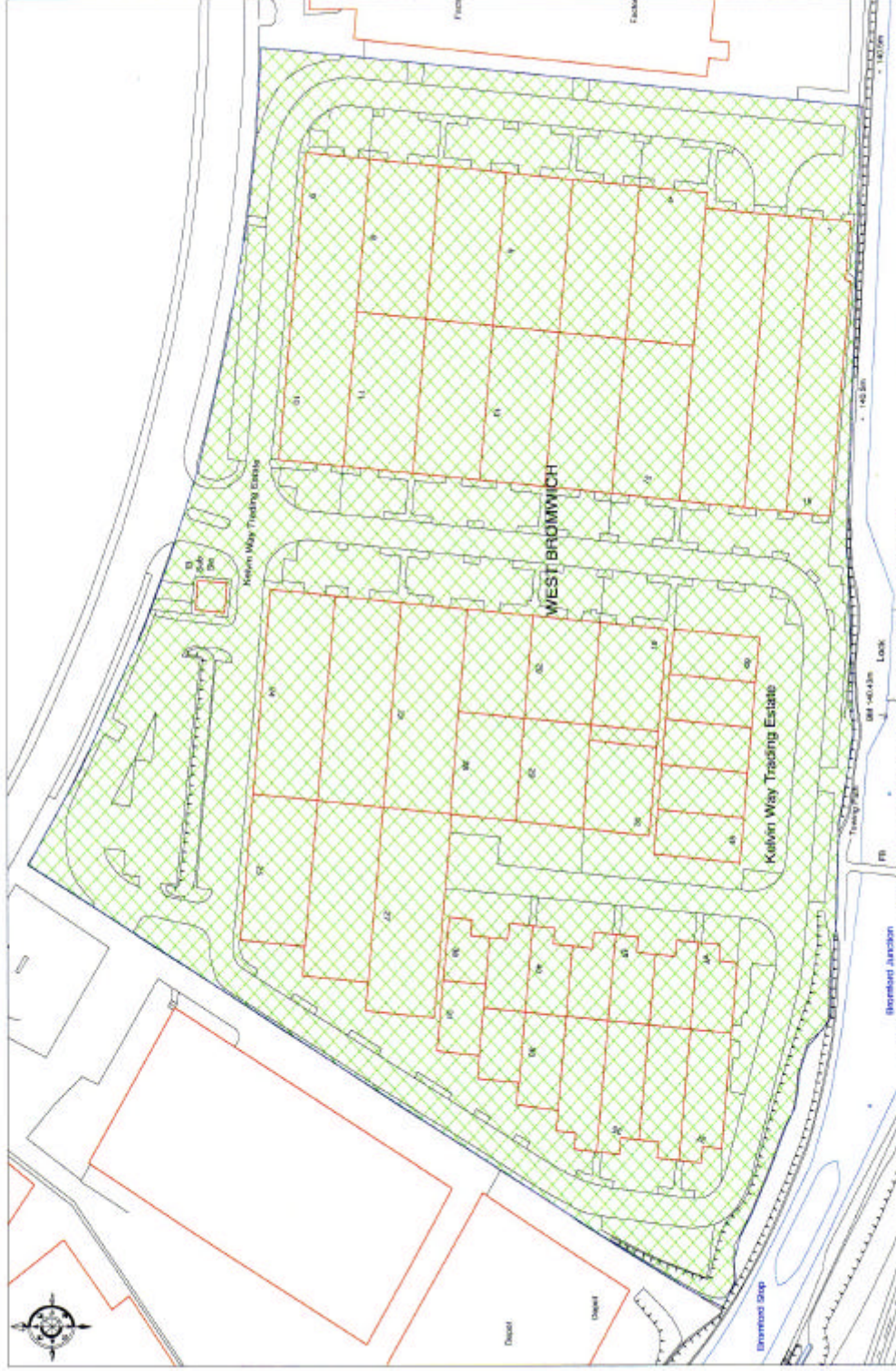
Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor 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 authority to make or give any representation or warranty whatsoever 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 moveable contents fixtures and fittings referred to in these particulars including any shown in photographs are excluded from the sale / letting unless stated otherwise.



Location Plan

Kelvin Way Trading Estate, Kelvin Way West Bromwich



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Site Plan- For Identification Only- Not to Scale. Accuracy can Not be Guaranteed.

KELVIN WAY TRADING ESTATE KELVIN WAY, WEST BROMWICH

AVAILABILITY SCHEDULE

Unit	Size (sq ft)	Rent (psf) (5 year term)	Rateable Value
3	7,445	£4.25	£29,500
4 & 15	16,555	U/O	£57,000
6 & 13	16,889	£4.00	Awaiting separate assessment
8	11,298	£4.00	Awaiting separate assessment
14	10,945	U/O	Awaiting separate assessment
16	7,442	£4.25	£31,000
19	6,133	U/O	Awaiting separate assessment
26	9,166	U/O	Awaiting separate assessment
40	2,517	U/O	£11,000
45	3,011	£4.75	Awaiting separate assessment

Units 3 & 16 can be combined to give 14,876 sq ft (1,382 sq m).

For further details please contact

Steve Perriton MRICS
Partner
Email: steve.perriton@bulleys.co.uk
Tel: 0121 544 2121

Birchley House
Birchley Island
Birchfield Lane
Oldbury
West Midlands
B69 1DT

Tel: 0121 544 2121
Fax: 0121 544 3535
www.bulleys.co.uk

Offices also at:

Lincoln Lodge
2 Tettenhall Road
Wolverhampton
West Midlands
WV1 4SA

Tel: 01902 713333
Fax: 01902 421487

Ashley House
Euston Way
Telford
Shropshire
TF3 4LY

Tel: 01952 292233
Fax: 01952 292816

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Richard H Bulley
Noel A Muscutt MRICS
Rod A Spiby MRICS
Steven D Perriton MRICS
Mark R Lockett FRICS