

PRELIMINARY DETAILS



TO LET

Warehouse/Industrial Unit **12,495**sq.ft (1,161 sq.m)

Unit 1 Charles Street, West Bromwich, West Midlands. **B70 0AZ**

- 20ft (6.11m) to eaves
- 3 miles from Junction 1 of the M5
- Undergoing refurbishment

LCP

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DESCRIPTION

- Undergoing refurbishment
- Mid terrace unit
- Steel portal frame construction
- Approximately 20ft (6.11m) to eaves
- Electric roller shutter door approx. 14.5ft (4.44m) high by 14.2ft (4.33m) wide
- LED lighting
- Tea prep area and toilet facilities

Two Storey Offices

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



AREAS (Approx. Gross Internal)

Unit 1	12,495 sq.ft	(1,161 sq.m)
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LOCATION - B70 0AZ

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 mile from Great Bridge and less than 1 1/2 miles from the Black Country spine road, with the M5 accessed approximately 3 miles away at Junction 1 via the A41.

RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the maintenance of common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

TBC. Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

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