

Cox's Lane, Cradley Heath, West Midlands, B64 5NU



TO LET

High Bay Warehouse with Large Yard
Gross Internal Area: 70,000 ft² (6,503 m²)

Location

The property is situated just off Cox's Lane, which links the A4100 Powke Lane with the A459 Halesowen Road.

Dudley Town Centre is 4 miles to the north of the property and Birmingham City Centre is 8 miles to the east.

Motorway connections are via Junction 2 and 3 of the M5 Motorway, each of which are within approximately 4 miles.

Description

The property comprises a substantial warehouse complex being a three bay unity of steel portal frame construction with brick and brick infill surmounted by a pitched roof incorporating translucent roof lights

The property is ideal for storage a distribution with an eaves height extending to 20 ft along with a single dock level loading door to the front and two additional level access roller shutter doors. There are further four level access roller shutter doors to the side and rear of the unit.

To the side of the property are single storey offices of brick construction beneath a flat roof.

Externally, there is a secure surfaced yard area to the rear of the unit along with a shared car parking area to the front.

Accommodation

Units available from 6,000 to 70,000 ft² (557 - 6,503 m²)

Rental / Terms

The property is available on a new lease of a flexible nature with rents from £2.75 ft².

The property can be taken in its entirety or can be split to cater for tenants individual requirements.

Energy Performance Certificate

Available upon request from the agent.

Business Rates

Information available from the agent upon request.

Services

We understand that all mains services are available on the premises including three phase electricity.

The agent has not tested any of the installations and prospective tenants are advised to make their own enquiries as to the suitability of all installations.

Planning

We understand that the property has consent to be used under use class B1(a) Business, B2 (General Industrial) and B8 (Storage and Distribution)

The property may be suitable for alternative uses, subject to obtaining the necessary planning permission.

Legal Costs

A lease will be prepared by the landlord at their cost with each party bearing their own legal and surveyor's costs.

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent **Siddall Jones on 0121 638 0500.**

