

Unit 1A Albion Works, Moor Street, Brierley Hill, DY5 3SW



TO LET

Large Industrial Warehouse with Excellent Car Parking

Gross Internal Area: 17,872 ft² (1,660.36 m²)

Location

Albion Works is situated off Moor Street, within close proximity of Brierley Hill Town Centre and the Merry Hill Shopping Centre.

The property provides convenient access to the nearby town of Dudley 2.8 miles distant and Birmingham City Centre approx. 13 miles to the east.

Junction 5 of the M5 motorway is approximately 4½ miles distant.

Description

Albion Works comprises a mix of modern industrial units suitable for a variety of production, warehousing and service industries.

The subject property comprises an industrial warehouse of steel portal frame construction with full height brick infill surmounted by a pitch roof incorporating translucent roof lights.

The property benefits from one large roller shutter door accessed from a covered roadway.

The unit benefits from generous eaves height, concrete flooring, high bay lighting, large three phase power supply, gas fired heating and WCs.

Externally the property enjoys ample car parking.

Accommodation

Total (GIA) 17,872 ft² (1,660.36 m²) approximately.

Rental / Terms

The property is available on a new lease with length to be agreed at £36,000 per annum exclusive.

Services

It is understood that all mains services are available on or adjacent to the estate.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Energy Performance Certificate

Available upon request from the agent.

Availability

Available immediately, subject to the completion of legal formalities.

Viewings

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

