

Queens Court Trading Estate, Greet's Green Road, West Bromwich, B70 9EG



TO LET

Modern Industrial / Warehouse Units
Gross Internal Area: 2,000 ft² (185.81m²)

Location

Queens Court Trading Estate is located on Greets Green Road, a short distance from the Black Country New Road which is accessed via the B4149 Phoenix Street.

West Bromwich Town Centre is approximately 1.5 miles distance with Junctions 1 and 2 of the M5 motorway being approximately 3 miles distance which provides good access to the Regional and National Motorway Networks.

Description

Queens Court Trading Estate is comprised of purpose-built industrial units benefiting from great connectivity to the national motorway network.

The subject unit is of steel frame construction with brick/clad elevations beneath an insulated pitched roof incorporating translucent roof lights.

Vehicular access is via a roller shutter door with separate pedestrian access.

The unit benefits from concrete flooring, integral offices, toilets and strip lighting.

Parking is available outside the property and communal parking areas are provided around the estate.

Accommodation

Total (GIA) 2,000 ft² (185.80 m²) approximately.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £16,000 per annum exclusive.

Service Charge

A small service charge is levied to cover the cost of the maintenance, upkeep and security of the communal areas.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

Energy Performance Certificate

Available upon request from the agent.

Services

We are advised that mains water, drainage, electricity and gas are connected or available.

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

Legal Costs

A lease will be provided by the landlord at no cost to the tenant.

Planning Use

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

Viewings

Strictly by prior appointment with the sole letting agent Siddall Jones on 0121 638 0500

