



## Units 4 & 5, Houghton Street, West Bromwich, B70 6BW

- Warehouse with Offices Approximately 17,360 sq ft (1,614 sq m)
- Ground & First Floor Offices
- 6 Overhead Cranes
- 3/4 of a mile from Junction 1 of the M5 West Bromwich
- EPC Awaited



Printcode: 2019220

# Units 4 & 5

## Houghton Street, West Bromwich

### LOCATION

The units are located on Houghton Street which is accessed from the A4031 Spon Lane South and is approximately 3/4 of a mile to the south of junction 1 of the M5 and 1.5 miles to the north of junction 2 of the M5. West Bromwich is approximately 4 miles to the north west of Birmingham city centre.

### DESCRIPTION

The units are of brick and block construction with steel profile PVC coated cladding to the front. Unit 4 benefits from wc and kitchen facilities and has 2x 5 metric ton cranes and 1x 2 metric ton cranes installed. Unit 4 has a stepped area to the rear. Unit 5 which can be accessed from unit 4 provides additional space together with a 2 storey office block to the rear of the unit. Both units have roller shutter doors to the front. There is parking located to the front of unit 5.

### ACCOMMODATION

All measurements are approximate:

#### Unit 4

Main Warehouse approx 10,653 sq ft (990 sq m) minimum eaves height approx 8m (26.2 sq ft)

Stepped Area at rear approx 3,636 sq ft (338 sq m) minimum eaves height approx 7m (23 sq ft)

2 x 5 metric ton overhead cranes on rails and 1 x 2 metric ton overhead crane on rails

#### Unit 5

Workshop Space approx 1,659 sq ft (154 sq m) minimum eaves height approx 6.4m (21 sq ft)

Ground Floor Office approx 706 sq ft (66 sq m)

First Floor Offices approx 706 sq ft (66 sq m)

**Overall Total Approx 17,360 sq ft (1,614 sq m)**

#### Outside

Parking is located to the front of Unit 5

#### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

### PROPERTY REFERENCE

CA/BP/1978/AWH

### RENT

£75,000 pax plus VAT

### VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

### LEASE

A new FRI lease subject to a 3 year rent review cycle.

### TERMS

Full repairing and insuring basis.

### LOCAL AUTHORITY

Sandwell Metropolitan Borough Council Tel: 0121 368 1155.

### RATEABLE VALUE

£32,750 - Valuation Office.

### RATES PAYABLE

£15,720 - 2018/2019.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

### SERVICE CHARGE

The landlord reserves the right to levy a service charge for the upkeep and maintenance of common areas.

### LEGAL COSTS

Each party to bear their own.

### AVAILABILITY

Immediate.

### VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640

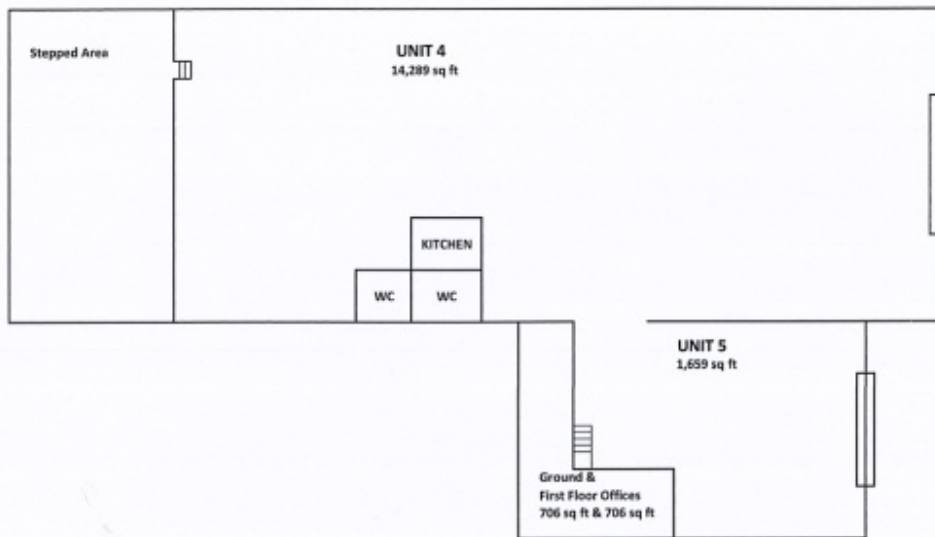
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### Units 4 & 5 Houghton Street, West Bromwich B70 6BW

Overall 17,360 sq ft / 1,612.8 sq m.



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