



**UNDER OFFER**

**TO LET** Warehouse/Production Unit  
**6,351** sq.ft (590 sq.m)

**Unit 2A, Charles Street, West Bromwich, West Midlands B70 0AZ**

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

**LCP**

**01384 405630**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)





## Unit 2A, Charles Street, West Bromwich, West Midlands B70 0AZ

### Areas (Approx. Gross Internal)

Warehouse Space	5,640 sq.ft	(524 sq.m)
Office Space	710 sq.ft	(66 sq.m)
<b>TOTAL</b>	<b>6,351 sq.ft</b>	<b>(590 sq.m)</b>

### Description

The building is a mid terrace unit of steel portal frame construction approximately 20ft (6.11m) to eaves. The roof is steel sheeting with roof lights throughout.

Access to the unit is via one electrically operated roller shutter door approximately 14.5ft (4.44m) high by 14.2ft (4.33m) wide and a personnel door to the front elevation, together with an emergency fire exit door leading from the rear elevation. The warehouse/production area has a floor mounted gas fired heater and low bay lighting installed along with a works kitchen and toilet facilities.

The open plan office has been redecorated and has CAT II lighting, wall mounted heaters and carpet installed. Male and female/DDA office toilets are provided along with a reception/entrance hall.

To the front elevation electrically operated security shutters are provided to the windows and entrance door.

### Rent

POA.

### Business Rates

Rateable Value £20,750,

Rates payable £10,354.

Sandwell Metropolitan Borough Council

### 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

Further information available upon request.

### Planning

The building has an existing B8 (Warehousing) use. However, we believe the local Authority would grant a Change of Use to B2 (General Industrial) or B1 (Light Industrial) if required.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



### 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.



### Viewing

Strictly via prior appointment with the appointed agent

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