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TO LET

INDUSTRIAL/TRADE COUNTER UNITS

ENTERPRISE TRADING ESTATE
BRIERLEY HILL
DY5 1TX

1,470 sq ft (137 sq m) - 9,688 sq ft (900 sq m)

Established trade counter location.

Well located adjacent to Merry Hill Shopping Centre.

Secure fenced estate.

CCTV and electric gates.

bulleys.co.uk/enterprise



Unit 12 shown as an example unit

INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
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View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

Enterprise Trading Estate is situated on Hurst Lane fronting the main A4036 Pedmore Road, Brierley Hill Opposite the Merry Hill Shopping Centre. The A461 Dudley Southern Bypass is approximately 1 mile distant with junctions 2 and 3 of the M5 motorway being approximately 6 miles distant.

DESCRIPTION

The units are typically of steel portal frame construction with brick/block work and insulated profile clad elevations beneath pitched lined roofs incorporating translucent roof lights. Roller shutter doors provide vehicle access. All units have WC facilities located to the front, whilst some have additional offices. Please contact the agents to confirm. The units have been refurbished and are available for immediate occupation.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 2	2,426	225
Unit 3	2,426	225
Unit 11	2,600	242
Unit 12	2,600	242
Unit 13	2,600	242
Unit 19	1,470	137
Unit 36	2,207	205
Unit 53	5,844	450
Unit 54	5,844	450
Unit 56	3,875	360

OUTSIDE

Front loading/unloading areas with parking for staff/visitors. Further communal estate car parking is available on site.

SECURITY

Secured estate with electronically controlled gates and CCTV security.

SERVICES

We are advised that gas, 3 phase electricity, water and drainage, are available or is connected.

However, interested parties are advised to check the position with their advisors/contractors.

RENTAL

Unit 2	£13,500 per annum exclusive
Unit 3	£13,500 per annum exclusive
Unit 11	£14,300 per annum exclusive
Unit 12	£14,300 per annum exclusive
Unit 13	£14,300 per annum exclusive
Unit 19	£ 9,000 per annum exclusive
Unit 36	£13,242 per annum exclusive
Unit 53	£20,000 per annum exclusive
Unit 54	£20,000 per annum exclusive
Unit 56	£16,400 per annum exclusive

Certain units are available combined to provide larger floor areas. Please contact the agent for further details.

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with the Local Authority.

RATES

We are advised by the Valuation Office Agency website that the assessments are as follows:

	Rateable Value	Rates Payable
Unit 2	To be reassessed	
Unit 3	To be reassessed	
Unit 11	£17,750.00	£8,129.50
Unit 12	£17,500.00	£7,875.00
Unit 13	£17,500.00	£7,875.00
Unit 19	£10,500.00	£4,809.00
Unit 36	£21,500.00	£9,847.00
Unit 53	£21,500.00	£9,847.00
Unit 54	£23,250.00	£10,648.00
Unit 56	£23,000.00	£10,534.00

(April 2013/14)

The above rates payable figures do not take into account Small Business Rates Relief and Transitional Relief/ Surcharges where applicable.

Interested parties should enquire to the Local Authority to confirm the above figures and their specific liability.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

EPC's have been carried out on these properties. The properties have been awarded as follows:

	Grade
Unit 2	53 C
Unit 3	53 C
Unit 11	102 E
Unit 12	88 D
Unit 13	93 D
Unit 19	73 C
Unit 36	73 C
Unit 53	78 D
Unit 54	83 D
Unit 56	96 D

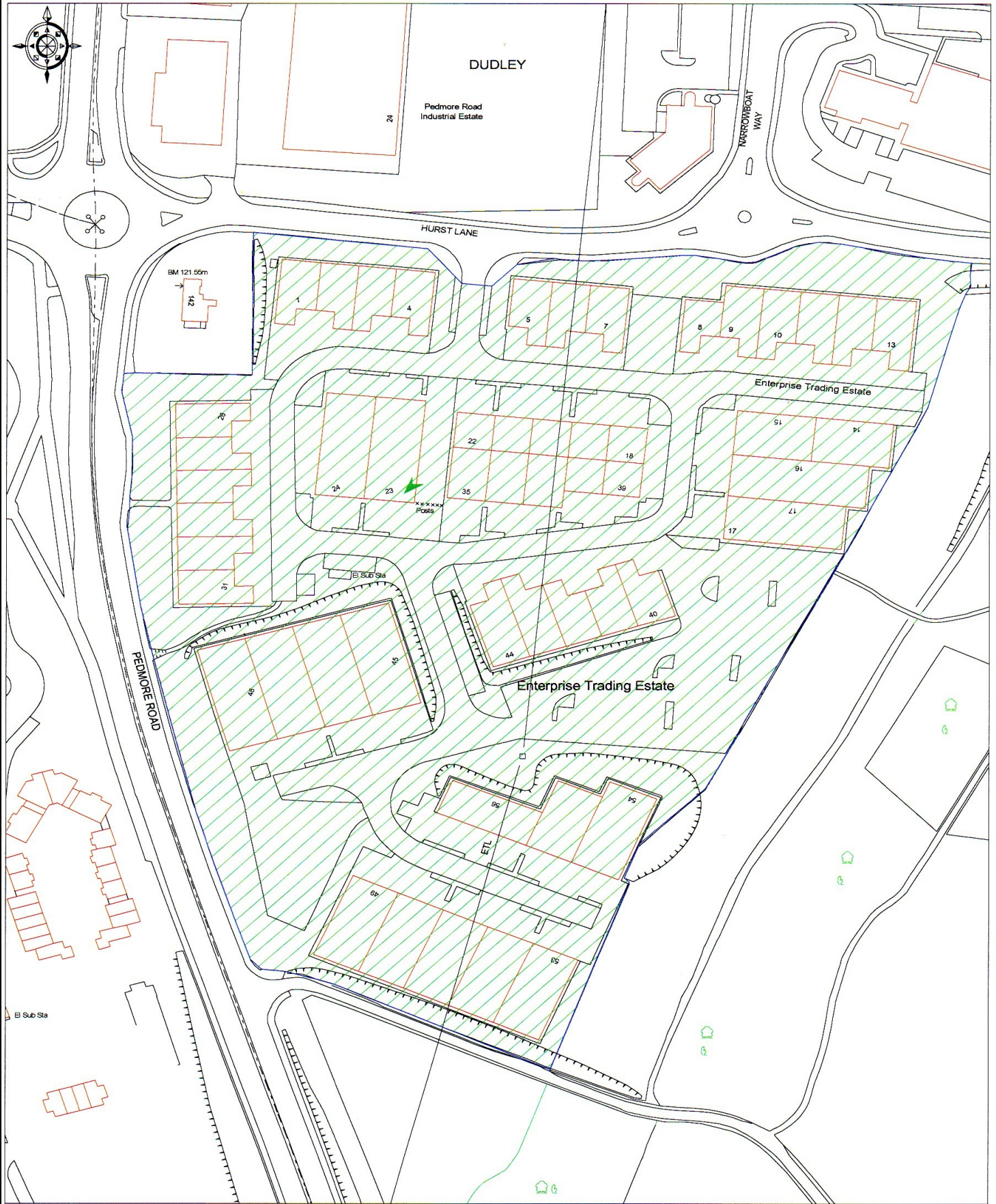
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/enterprise

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121 or joint agents Jarvie Bedhall.

Details prepared 02/13.

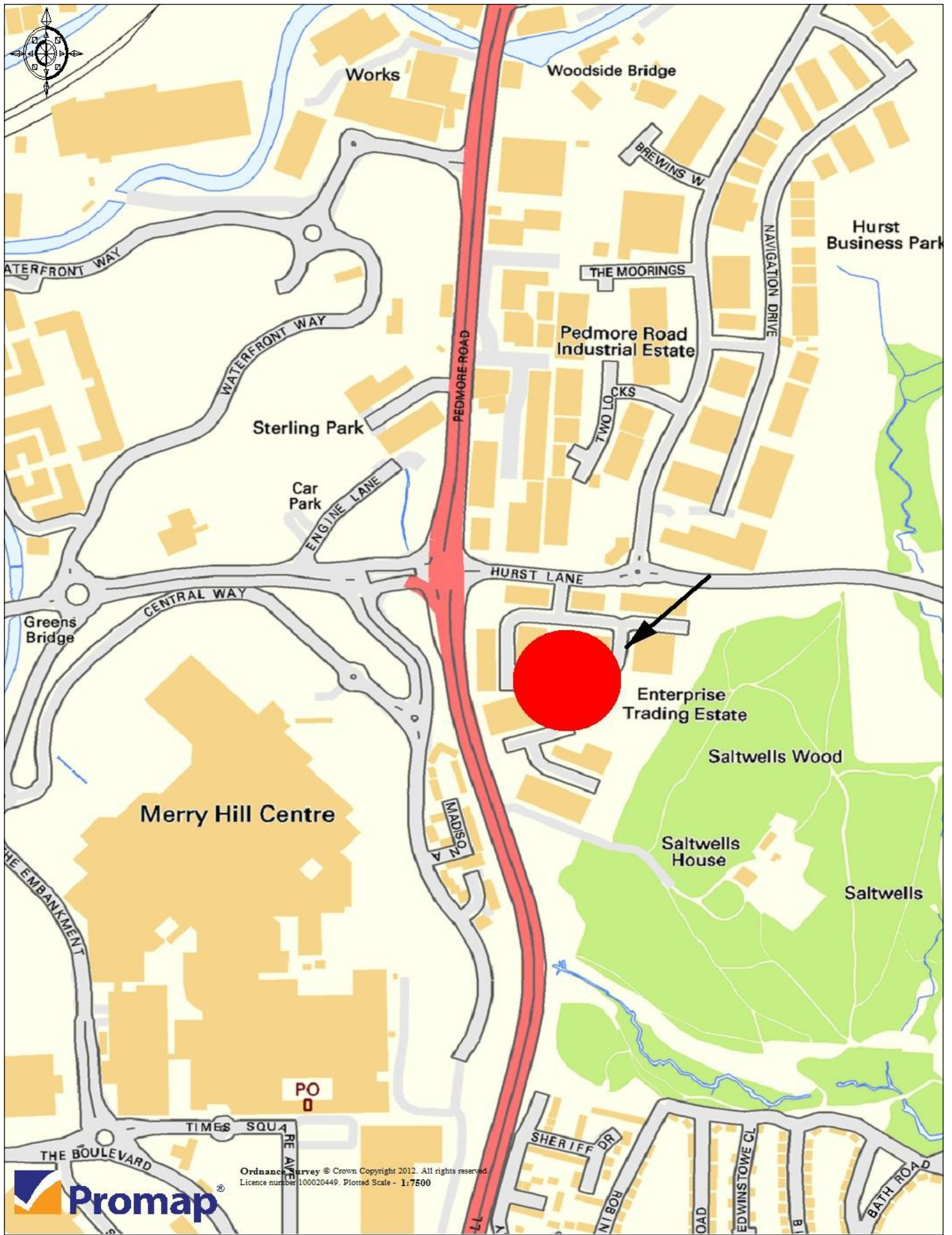


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Enterprise Trading Estate Pedmore Road, Brierley Hill

Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (iv) All rentals and prices are quoted exclusive of VAT.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.