



hexagon™
commercial property



- REFURBISHED INDUSTRIAL UNIT
- LED BAY LIGHTING
- APPROX WORKING HEIGHT OF 4M
- SECURE ESTATE

INDUSTRIAL

From 8,500 Sq Ft to 17,087 Sq Ft

POA

Unit 7F Waterfall Lane Trading Estate, Cradley Heath,
B64 6PU

TO LET



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Description

Hexagon Commercial Property rare opportunity to occupy a well-specified warehouse in Cradley Heath. The units are available from 8,500 Sq Ft and go up to 17,087 Sq Ft and is ready for immediate occupancy. Recently refurbished, the unit features steel portal frame construction with steel trussed roofs and translucent panels. Brick and block front elevations with level access loading doors and LED bay lighting. The unit includes office space, a kitchen, W/C facilities, and separately metered services.

Location

The unit is located on Waterfall Lane Trading Estate off Waterfall Lane in Cradley Heath. The property is located in a prime industrial and logistics location, situated 10 miles from Birmingham City Centre, 2.5 mile approx to J2 M5 and 3 miles to J3 M5 and 0.4 miles away from Old Hill Railway Station.

Accommodation

The unit is available by way of a split starting at 8,500 Sq Ft and if to be let as one is 17,087 Sq Ft.

Rates

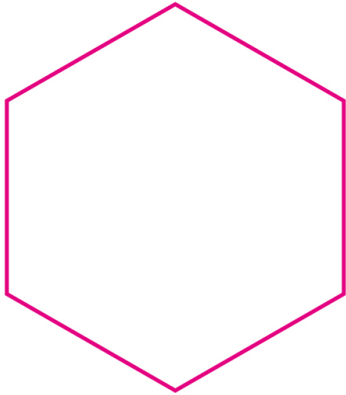
Unit 7F: Rateable Value: £70,500

Rates Payable: £35,179.50 approx.

Terms

A new occupational lease is available on terms to be agreed.

A service charge is levied for maintenance of common areas on the estate.



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Hexagon Commercial Property is a trading name of Lex Allan Limited

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