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commercial property



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## INDUSTRIAL

2,059 SqFt ( 191 SqM )

£20,000 plus VAT per annum

Unit 24 Saltbrook Trading Estate, B63 2QU

# TO LET



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## Description

The unit is of reinforced concrete frame construction with a half height brick wall under sheeted pitched roofs. The unit is accessible via roller shutter door measuring approximately 11' 8' wide (3.5m) by 11' 10' high (3.6m), opening on to a forecourt area which provides parking and loading / unloading access. The unit has an eaves height of approximately 13' 5' (4m) rising to 17' 3' (5.2m), concrete floors, an office and male/female toilet facilities. The gates to the site are open 6am - 7pm but can be accessed via a password outside of hours.

## Location

The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, just off the main A458 between Halesowen and Stourbridge. Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide good access to Birmingham city centre, the Black Country and Worcestershire.

## Accommodation

Unit 24 - 2,059 Sq Ft

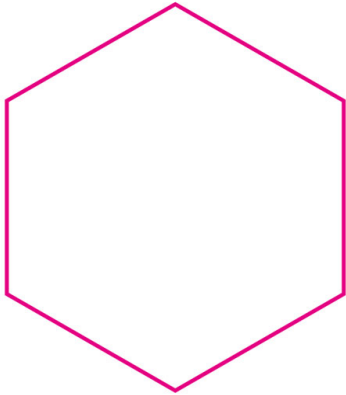
## Rates

Rateable Value - £12,000

It is understood that this premises will benefit from small business rate relief.

## Terms

The premises are to be let by way of a new lease on terms to be agreed.



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