



Unit 7A, Waterfall Lane Trading Estate Cradley Heath, West Midlands, B64 6PU

- End terraced industrial unit extending to 2,920 sq ft (271 sq m) GIA
- Integral two-storey office block and forecourt car parking/service yard
- Workshop has minimum eaves height of 6.1 metres
- Popular trading estate close to M5 motorway

Unit 7A

Waterfall Lane

LOCATION

The property is situated on Waterfall Lane Trading Estate in Cradley Heath, approximately one mile east of the town centre and one mile west of Blackheath.

The estate is well established and located in close proximity to the entrance to Old Hill railway station. It enjoys good transport links, with Junction 2 of the M5 motorway only approximately two and a half miles distant and Halesowen is approximately two miles to the south.

DESCRIPTION

The property comprises a single storey, end terraced industrial unit offering workshop accommodation with integral two-storey office block and associated yard/car parking to the front. Vehicular access is provided via an electrically operated roller shutter door (5.18m wide by 4.22m high) to the front elevation leading onto the yard area.

The unit is of steel portal frame construction with blockwork elevations to approximately 2 metres, having profile cladding above and surmounted by an insulated and lined roof incorporating translucent roof lights.

Internally the industrial space has been partitioned to provide a workshop area with a minimum eaves height of approximately 6.1m. The two-storey offices comprise a works office, kitchen and WC facilities at ground floor level, with a single open plan office on the first floor.

The accommodation benefits from a concrete ground floor and sodium lighting throughout.

Outside, there is a service yard to the front of the unit providing forecourt car parking and loading/unloading facility.

ACCOMMODATION

Warehouse (including ground floor offices)	2,731 sq ft	253.75 sq m
First floor office	189 sq ft	17.56 sq m
Gross Internal Area	2,920 sq ft	271.31 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding the current planning permission.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a minimum 3 year term.

RENT

Rent upon application.

SERVICE CHARGE

A variable service charge is levied by the landlord in respect of the common areas and maintenance of the estate. Please contact the letting agent for further details.

LOCAL AUTHORITY

Sandwell Metropolitan Borough Council, Sandwell Council House, Freeth Street, Oldbury, B69 3DE - Tel: 0121 569 2200.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £11,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(85).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3670



Printcode: 2021126

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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