



Unit 2, Brandon Way Industrial Estate, West Bromwich B70 9PW

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,971 sq ft (276 sq m)

Rent
£24,000 per annum exclusive

Prominent position to busy road

Previously an Arnold Clark Parts trade counter warehouse

Close to Motorway Network - Junctions 1 and 2 M5

Location

The unit is located on the Brandon Way Industrial Estate, Brandon Way, West Bromwich. Junctions 1 and 2 of the M5 are within say 3 miles.

Description

Of steel framed construction with metal profiled sheeted walls surmounted by a pitched metal profiled sheeted roof incorporating filon roof lights. Height to eaves - 3.4 metres (11' 2") approx. Access is via 3 roller shutter doors. The unit includes a blockwork office and toilets.

A small first floor store is included.

Parking is available to the front of the unit.

Accommodation (Gross Internal Area)

2,971 sq.ft. (276.08 sq.m.) approx.

First floor store - 165 sq.ft. (15.3 sq.m.) approx.

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

£24,000 per annum exclusive.

V.A.T.

The rent etc will be subject to V.A.T.

Services

All mains services are connected.

The electricity is purchased direct from the estate. An eaves mounted gas fired blower unit is included (not tested).

Rating Assessment

Rateable Value: £16,250.

U.B.R. - 55.5p in the £(2025/2026)

Energy Performance Certificate

Energy rating - C.

Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors.
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Additional Images

