



Retail Warehouse / Showroom Unit Size 21,128 sq ft (1,962.88 sq m)

- Detached building with two dedicated access points
- Internal clearance of 4.30m
- Site area of 1.14 acres (0.46 Ha) comprising parking for 53 marked spaces
- Loading access to the rear

Retail Warehouse/Showroom Unit - To Let

Size 21,128 sq ft (1,962.88 sq m)

Location

Halesowen is a key town located 6 miles South West of Birmingham and some 3 miles South of Dudley. The unit holds a prominent position fronting Long Lane and is positioned close to the junction with the A458 (Hagley Road West). To the West on Mucklow Hill is a commercial complex home to B&Q, Screwfix and Wickes. To the South off Kent Road is a Co-op Convenience store. To the East is Asda and Starbucks. The immediate surroundings are predominantly residential.

Description

The unit comprises a detached retail warehouse showroom, with the main accommodation being single storey across two bays. The elevations are of brick and blockwork surmounted by profile cladding to eaves and covering the roof. A two-storey office/welfare/ancillary block is positioned at the front of the property.

Key features include:-

- Internal clearance of 4.30m
- Car park with 53 marked spaces.
- Loading access to the rear

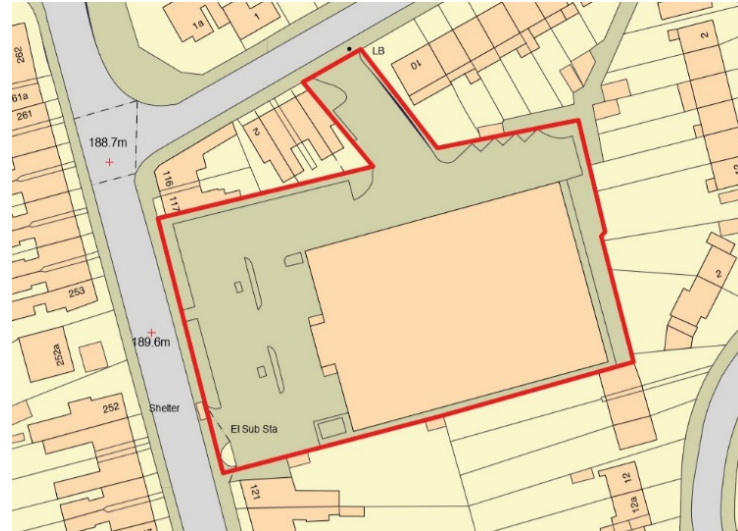
Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Showroom/Warehouse:	19,905	1,849.27
First floor Offices/Welfare:	1,223	113.61
TOTAL	21,128	1,962.88

Business Rates

The property is assessed as "Retail Warehouse & Premises" with a 2017 Rateable Value of £122,000.



EPC Rating

C (70)

Terms

The premises are available to let by way of a new FRI lease upon terms to be agreed.

Further Information

All enquiries through the sole letting agents.

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Date of Particulars

November 2018



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