



TO BE REFURBISHED



BUSINESS RATES

Potential for Small
Business Rates Exemption



SECURE ESTATE

24/7 access



TYPICAL UNIT



**FISHER
GERMAN**

TO LET



Forge Trading Estate

Mucklow Hill, Halesowen, B62 8TP

Leasehold | Industrial/Warehouse Units | 1,699 - 2,500 Sq Ft (157.84 - 236.26 Sq M)



Location

Forge Trading Estate is located adjacent to the A458 Mucklow Hill, approximately 0.9 miles from Halesowen Town Centre. Junction 3 of the M5 motorway is located approximately 2 miles to the east of the estate, providing access to the wider Midlands motorway network.



Description

The properties comprise industrial units of brickwork construction, surmounted by a pitched roofs with translucent roof lights at regular intervals. Integral office accommodation is provided to the front elevation, with WCs and industrial accommodation to the rear. Externally, the units benefit from a dedicated loading/parking area, with access provided via an electric roller shutter door.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
2	2,500	236.26
8	1,699	157.84



Amenities



Allocated Parking



Roller Shutter Door



Roof Lights



EPC D/E



Secure Estate



J3 M5 2.3 miles



Further information

Tenure

Available to let for a term to be agreed.

Rent

On application.

Business Rates

Unit 2: Rateable Value: £15,750
Unit 8: Rateable Value: £11,000

(1st April 2023 to present) Rates Payable 49.9p in the £.

The ingoing tenant could benefit from Small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Services

We understand that the property benefits from three phase electricity and water connections. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Insurance

The landlord insures the property and recovers the cost from the tenant.

References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a deposit.

EPC

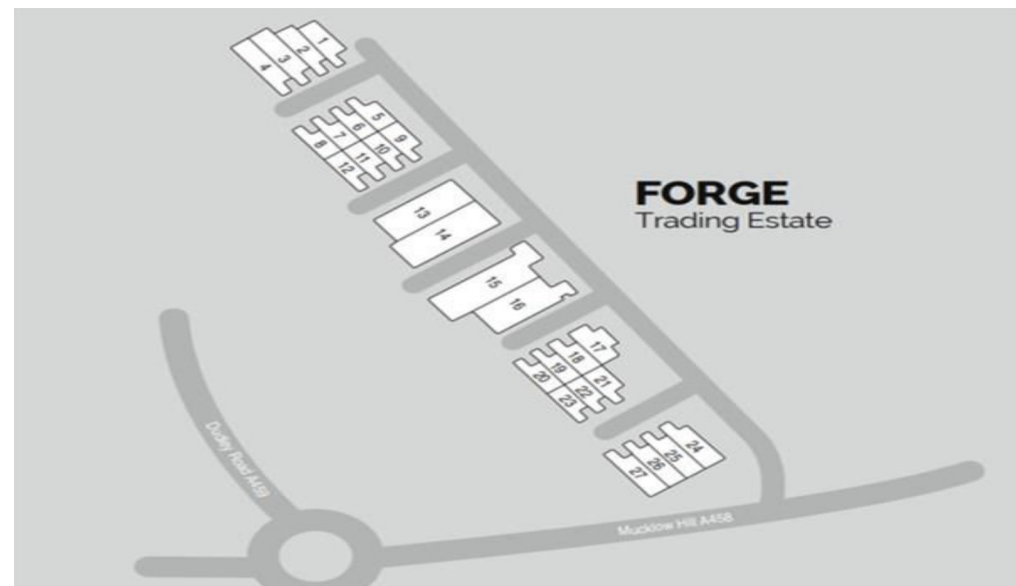
Units 2 & 8: Energy Performance Rating E.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is chargeable in respect of this transaction.



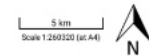
→ Internal Photos



Forge Trading Estate, Halesowen



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Approximate Travel Distances



Locations

- Halesowen - 0.9 miles
- Junction 3 M5 - 2.3 miles
- Birmingham - 8.1 miles



Nearest Station

- Old Hill - 1.8 miles



Nearest Airport

- Birmingham International - 30.8 miles



Viewings



Ellie Fletcher



0121 389 1507



0797 443 1243



Ellie.Fletcher@fishergerman.co.uk



Mike Price



0121 561 7882



07909 596 051



mike.price@fishergerman.co.uk

fishergerman.co.uk



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Particulars dated June 2023. Photographs dated July 2023.