



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/WAREHOUSE
UNIT**

**5,235 sq ft
(486 sq m)**



**UNIT 25 CONEYGRE INDUSTRIAL ESTATE,
BIRMINGHAM NEW ROAD, TIPTON, DY4 8XP**



- ◆ Self contained industrial unit.
- ◆ Junction 2 of M5 Motorway approximately 3 miles distant.
- ◆ Dudley Town Centre approximately 1/2 mile distant.
- ◆ Secure yard area.

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LOCATION

The unit is situated on Coneygre Industrial Estate located just off the A4123 Birmingham New Road, close to the Burntree traffic light junction, which provides dual carriageway access to Dudley town centre, Wolverhampton City Centre and Oldbury Town Centre as well as Junction 2 of the M5 Motorway, which is located approximately 3 miles distant and provides access to the local and national motorway network.

DESCRIPTION

The premises comprises a single storey self-contained industrial/warehouse unit being of steel portal frame construction with brick elevations beneath a corrugated pitched roof which incorporates translucent roof lights. The floor is of concrete construction and the unit is lit by box and fluorescent strip lighting. Vehicular access is provided by a roller shutter door to the front elevation and roller shutter door to the side yard area with separate pedestrian access also provided. The minimum eaves height is approximately 8'11" (2.47 m). The unit benefits from a fenced and gated yard area to the side of the property.

The property benefits from three offices, store room and male and female WC facilities as well as 3-phase electricity and a gas hot air blower (not tested) with the warehouse.

ACCOMMODATION

Approximate gross internal floor area:-

	sq ft	sq m
Unit 25	5,235	486

OUTSIDE

The property benefits from front tarmac visitor/staff carparking area and has a secure fenced and gated yard area to the side.

RENT

£34,100 per annum exclusive.

LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council.

RATES

We are advised by Valuation Office Agency website that the assessment is as follows:

	Rateable Value	Rates Payable
Unit 25	£18,250	£5,988.00 (2024/25)

Small Business Rates Relief and Transitional Relief/ Surcharges where applicable may be available and interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

EPC

An EPC has been undertaken and the property has been awarded a grade 120 E.

WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/25-coneygre

VIEWING

Strictly by prior appointment with the sole agents Bulleys at their Oldbury office on 0121 544 2121.

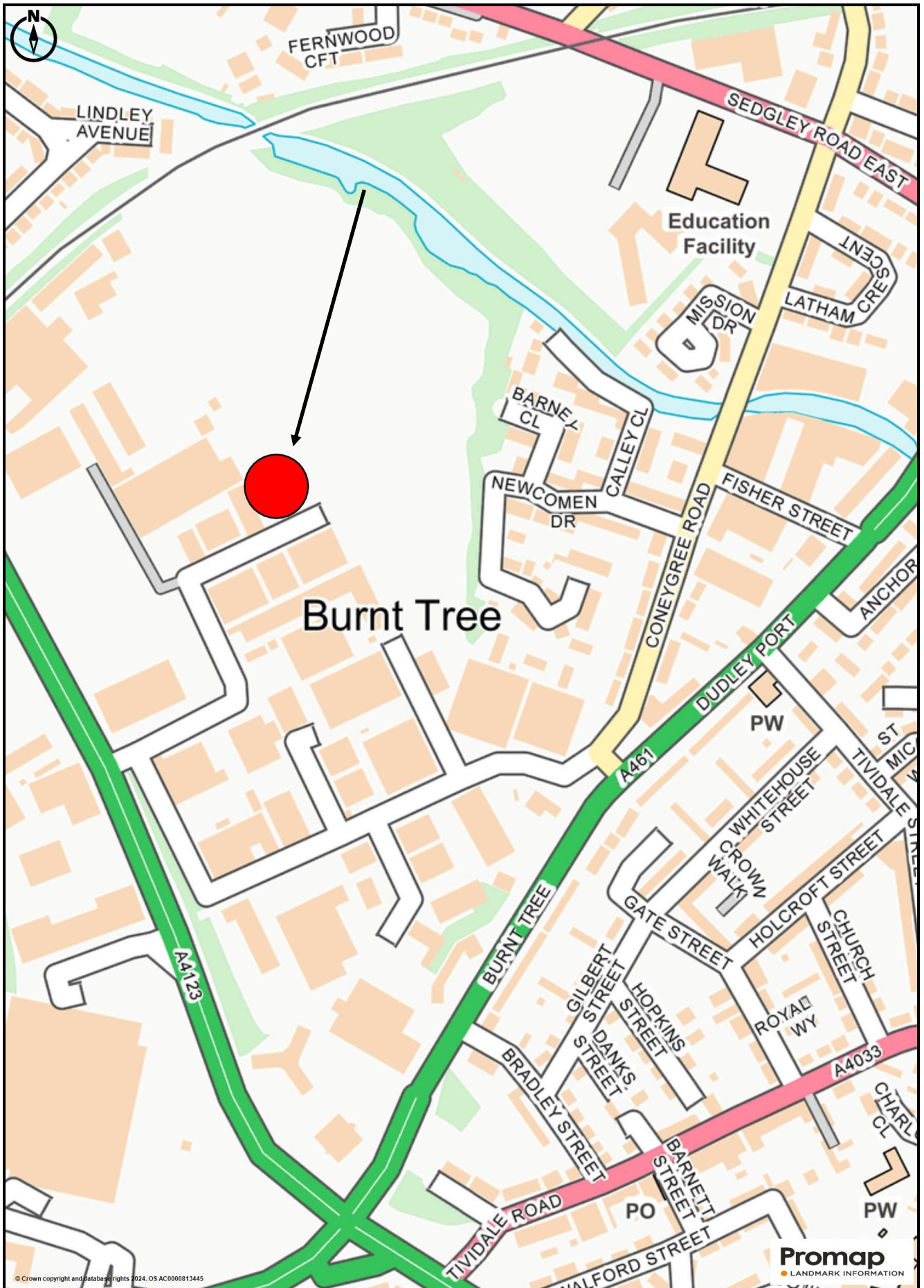
Details prepared: 10/2024





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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