

INDUSTRIAL, WAREHOUSE | TO LET

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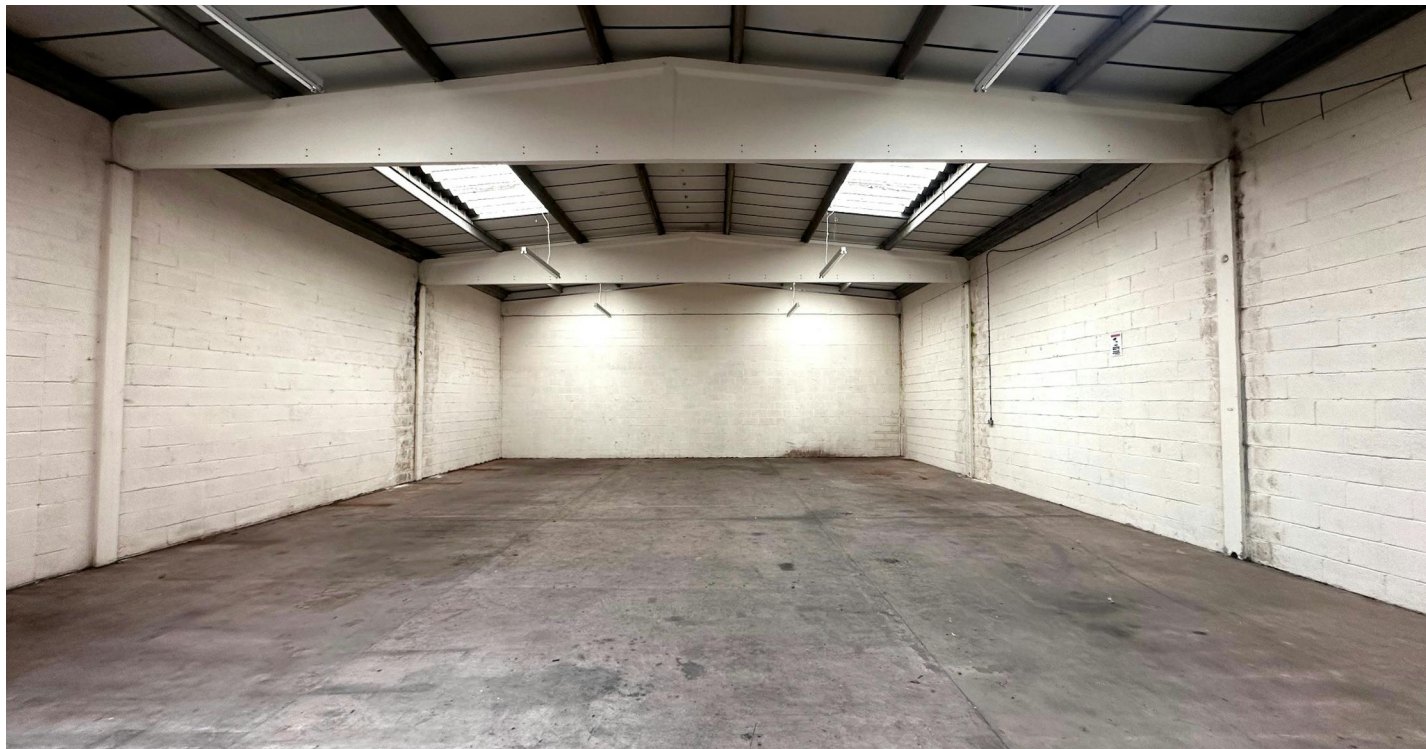
SALTBROOK INDUSTRIAL ESTATE, HALESOWEN, B63 2QU

2,100 TO 8,400 SQ FT (195.10 TO 780.39 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Well-constructed Industrial Unit with Generous Eaves Height & Convenient Parking and Loading/Unloading Facilities

- Reinforced concrete frame
 - Durable sheeted pitched roof
 - Roller shutter door measuring approximately 3.5m wide by 3.6m high
 - Established industrial area
 - Dedicated office space
 - W/C facilities
 - Secure Site
-



DESCRIPTION

This well-constructed industrial unit features a reinforced concrete frame with half-height brick walls beneath a durable sheeted pitched roof. Offering excellent accessibility, the units are equipped with a roller shutter door measuring approximately 3.5m wide by 3.6m high, leading onto a spacious forecourt providing convenient parking and loading/unloading facilities.

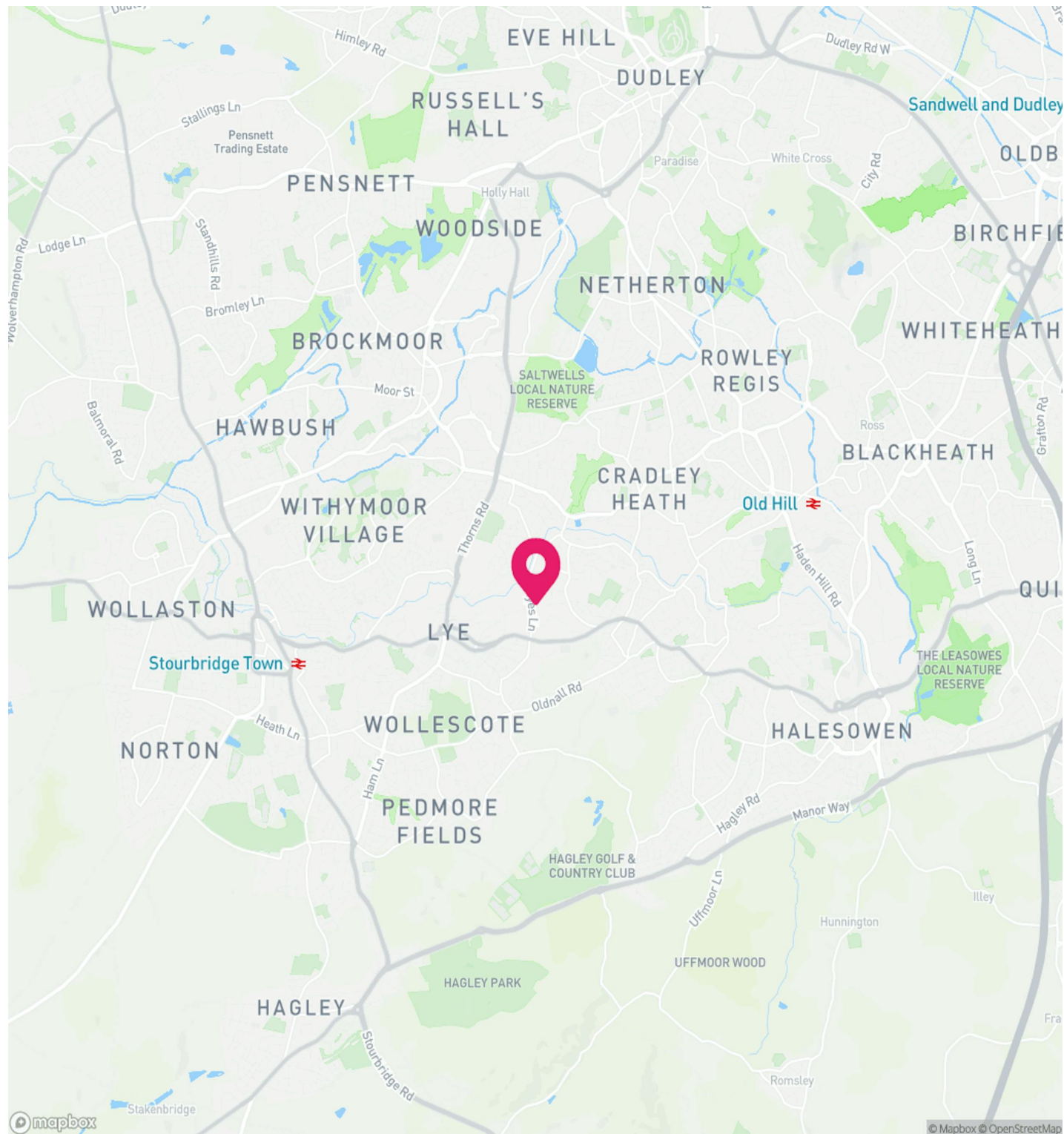
Internally, the unit benefits from a generous eaves height of approximately 4m, rising to 5.2m, along with a robust concrete floor, a dedicated office space, and male and female toilet facilities. The secure site is accessible between 6am and 7pm, with additional access available via a password outside of these hours.



LOCATION

The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, just off the main A458 between Halesowen and Stourbridge.

Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide good access to Birmingham city centre, the Black Country and Worcestershire.





AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - 16	2,100	195.10	£20,000 /annum	Available
Unit - 20	4,200	390.19	£40,000 /annum	Available
Unit - 24	2,100	195.10	£20,000 /annum	Available
Total	8,400	780.39		

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICE CHARGE

£0.60 per sq ft 01/04/2025 – 31/03/2026

RATEABLE VALUE

£12,000. It is understood that this premises will benefit from small business rate relief

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£20,000 - £80,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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