

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT F, PIKEHELVE STREET, WEST BROMWICH, B70 0TU

3,348 SQ FT (311.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Industrial Warehouse Premises
with First Floor Office Accommodation

- 3,348 ft2 GIA (approx)
 - Large Roller Shutter Entry
 - Forecourt Loading & Parking
 - Excellent Transport Links
 - Full Refurbished Workshop / Warehouse Premises
 - New kitchen / Office at First Floor Level
 - LED Lighting
 - Bollards for Added Security
 - Refurbished Office Space
 - Decked Courtyard to the Rear
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DESCRIPTION

The property comprises of an industrial warehouse of portal frame construction with brick and block elevations, surmounted by a pitched trussed roof.

The premises benefits from excellent loading and working height, concrete flooring, fluorescent strip lighting, WC and kitchen facilities.

The first floor element is accessed via a separate pedestrian door to the front elevation. It provides well-presented office accommodation benefitting from excellent natural light, LED lighting, carpet covered flooring and emulsion coated walls. WC, kitchen and kitchenette facilities are available. Externally a decked courtyard has been created to provide valuable outside space.

The premises benefit from car parking for multiple vehicles at the fore as well as on-street locally.



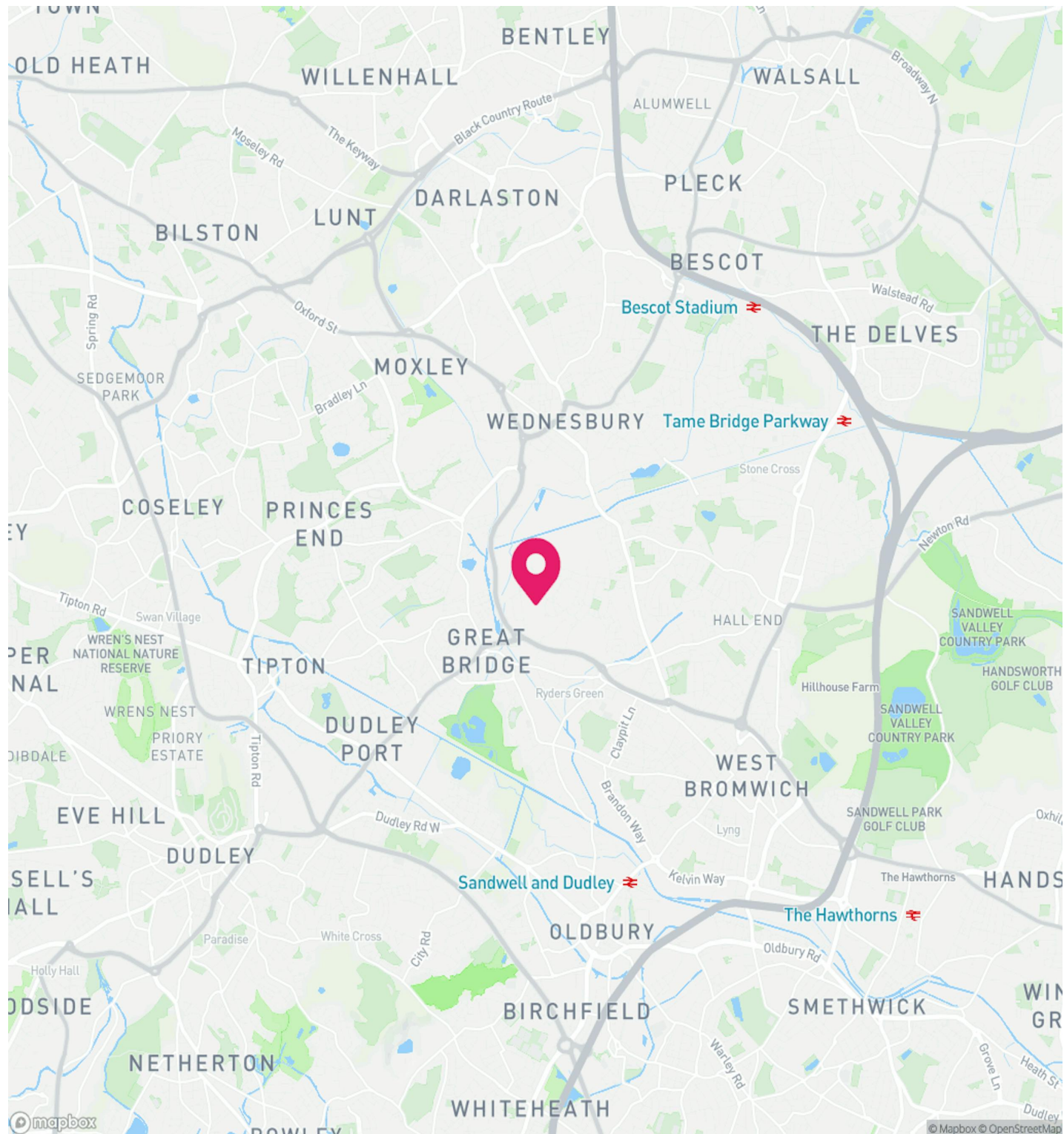
LOCATION

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The property occupies a prominent position on Pikehelve Street, West Bromwich, within a well-established commercial and industrial area. The location offers excellent transport links, making it highly accessible for logistics, distribution, and trade businesses.

The Black Country New Road (A41) is conveniently located just half a mile away, providing a direct route to Junction 1 of the M5 motorway, approximately three miles from the site. This ensures quick and efficient connections to the national motorway network, facilitating easy access to Birmingham, the wider West Midlands, and beyond.

West Bromwich Town Centre is 2.5 miles distant.





AVAILABILITY

Name	sq ft	sq m	Availability
1st - Office / Storage	1,561	145.02	Available
Ground - Warehouse / Storage	1,787	166.02	Available
Total	3,348	311.04	

SERVICE CHARGE

n/a

RATEABLE VALUE

£11,750. Small business rates exemption apply, subject to tenant qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£25,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

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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