INDUSTRIAL, WAREHOUSE | TO LET

VIEW ONLINE



QUEENS COURT TRADING ESTATE, WEST BROMWICH, B70 9EG

1,200 TO 2,067 SQ FT (111.48 TO 192.03 SQ M)

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Established Industrial Estate Offering a Variety of Units with Roller Shutter Access, On Site Parking and Excellent Motorway Connectivity

- Circa 70 Purpose Built Units
- Steel Portal Frame Construction
- Roller Shutter Loading Doors
- Separate Pedestrian Access
- Established Industrial Trading Estate
- WC Facilities To Each Unit
- On-Site Car Parking





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DESCRIPTION

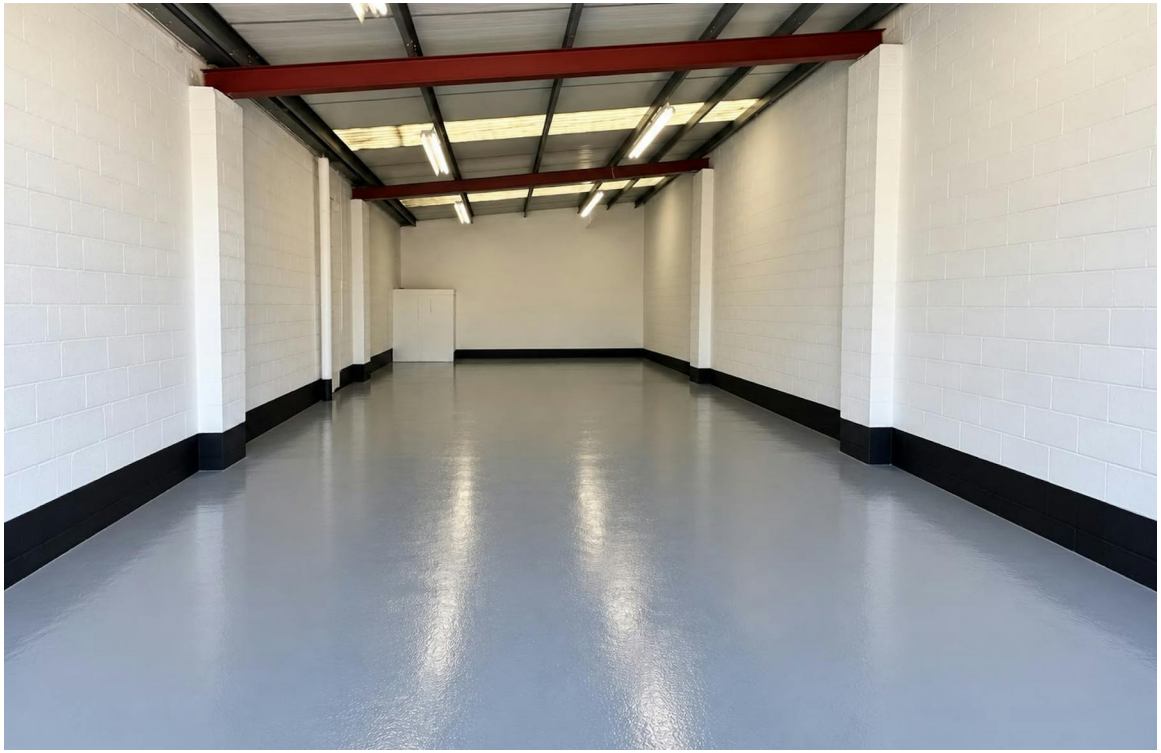
Queens Court Trading Estate comprises approximately 70 purpose built industrial units constructed around steel portal frames with brick and clad elevations beneath flat and pitched roofs.

Vehicular access to the majority of units is provided via roller shutter loading doors, together with separate pedestrian entrances. Each unit benefits from WC facilities, with certain units incorporating dedicated office accommodation and/or kitchenette facilities.

The estate benefits from 24 hour access via electrically operated security gates and is further secured by monitored CCTV coverage.

Communal parking is available throughout the estate, with selected units also benefiting from forecourt parking directly to the front of the demise.





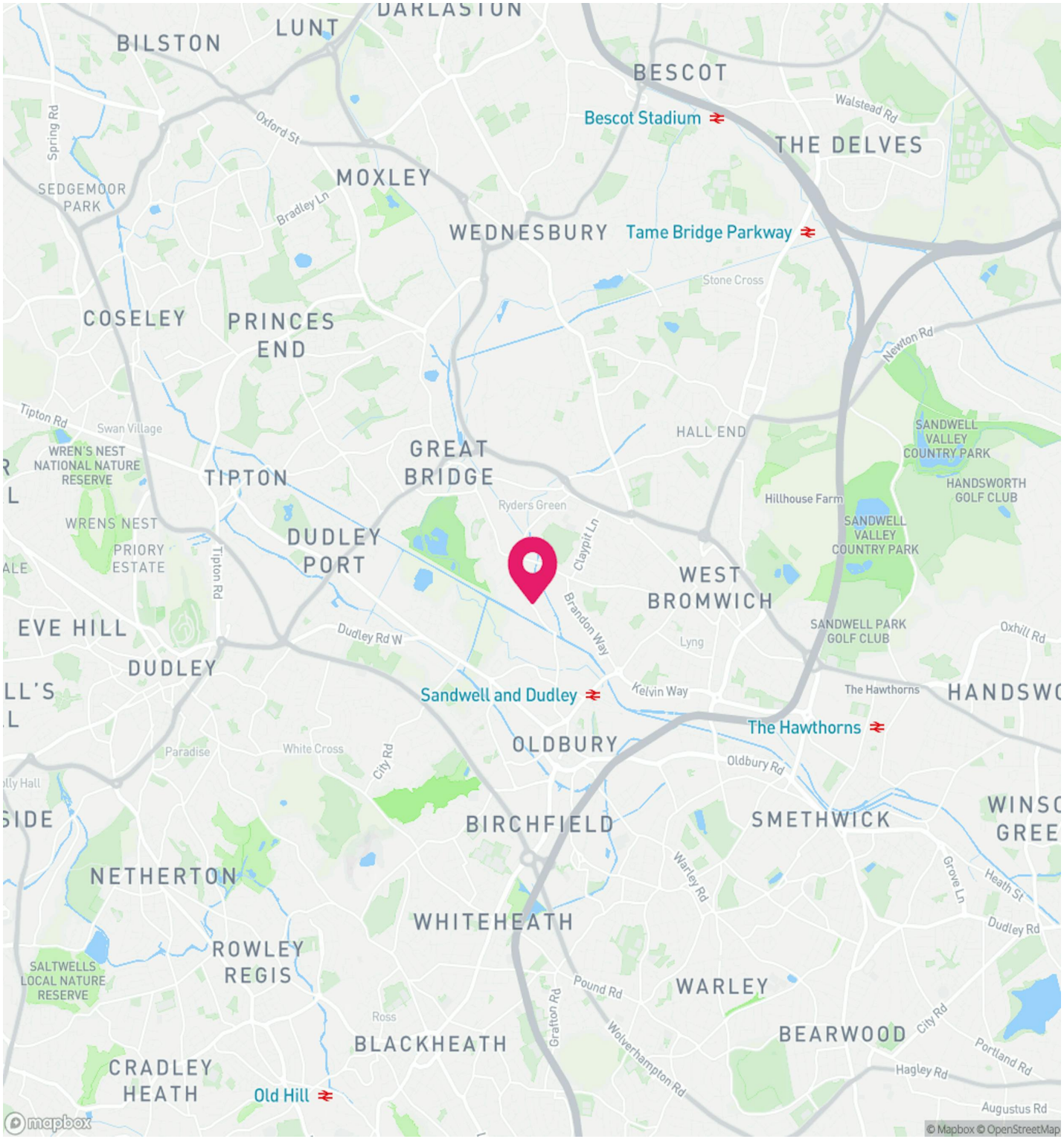
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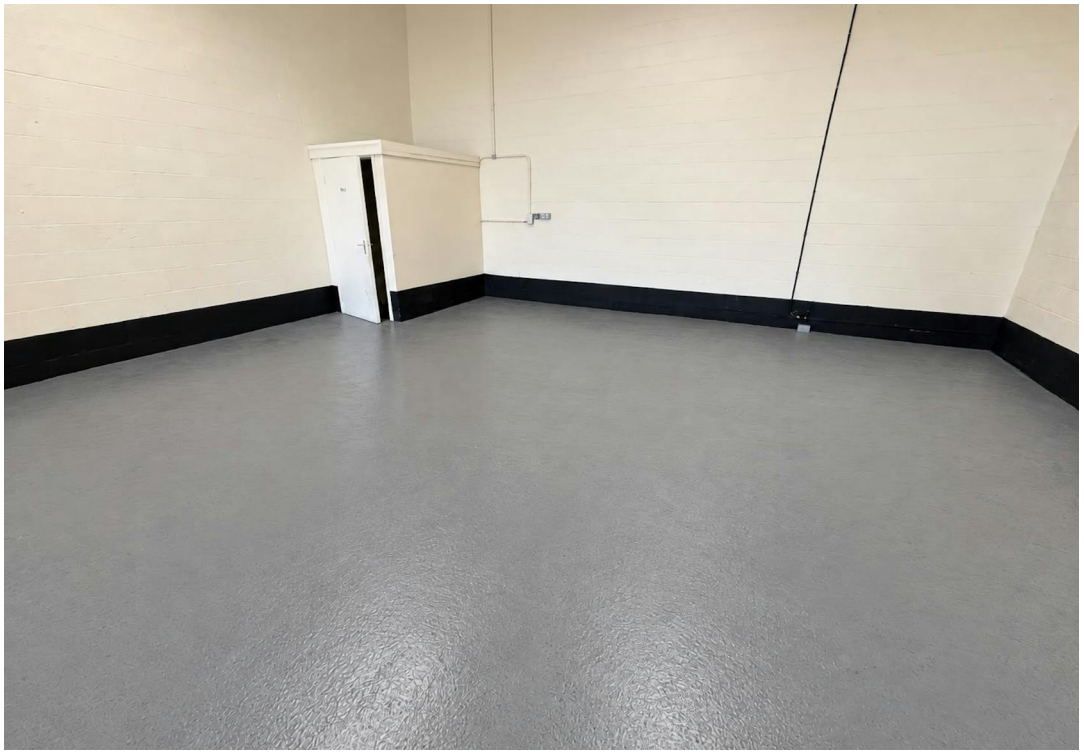
LOCATION

Queens Court Trading Estate is prominently situated on Greets Green Road, just a short distance from the A41 Black Country New Road, accessed via the B4149 Phoenix Street. The A41 provides direct access to Birmingham City Centre to the east and Wolverhampton to the west.

West Bromwich Town Centre is approximately 1.5 miles distant, offering a range of retail and banking amenities. Junctions 1 and 2 of the M5 motorway are approximately 3 miles distant, providing convenient access to the wider motorway network including the M6 and M42.

Sandwell and Dudley Railway Station is located within close proximity, together with regular bus services operating along Greets Green Road and the Black Country New Road, providing good public transport links for staff and visitors.











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AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 24	2,067	192.03	Available
Unit - 5	1,995	185.34	Available
Unit - 32	1,200	111.48	Available
Total	**5,262**	**488.85**	

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SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of the estate and is approx. £60 per calendar month (exact figures to be provided upon application)

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

SERVICES

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

Please note, there is no mains gas on site.

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via prior appointment, please contact Siddall Jones.

RENT

£8 per sq ft

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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