WAREHOUSE | TO LET

VIEW ONLINE



UNIT 3 NAVIGATION INDUSTRIAL ESTATE, 133 STATION ROAD, CRADLEY HEATH, B64 6PL

1,450.00 FT (134.71.00 M)

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Open-span warehouse accommodation with excellent working height, located on a secure industrial estate

- 1,450 sq ft (GIA)
- Former carpentry workshop
- Roller shutter entry, concrete flooring, WC and kitchenette facilities
- 5.8m working height
- Accessed via a canal bridge
- Side yard available by separate negotiation





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DESCRIPTION

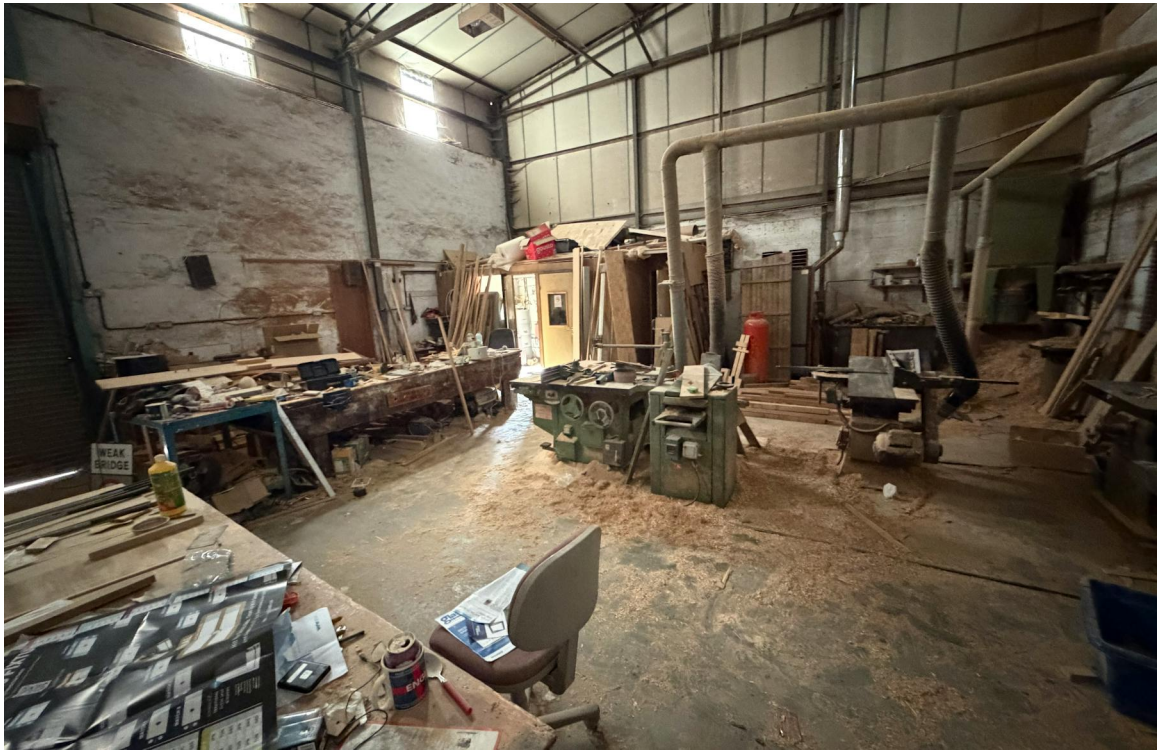
The property comprises a terraced industrial/workshop unit of steel portal frame construction, with access provided via a roller shutter door.

Internally, the accommodation provides open-plan workshop space and was previously used as a carpentry workshop. The unit benefits from concrete flooring together with WC and kitchenette facilities.

The property would be suitable for a variety of workshop, storage or light industrial uses.

A secure yard can be created to the side of the building by separate negotiation.





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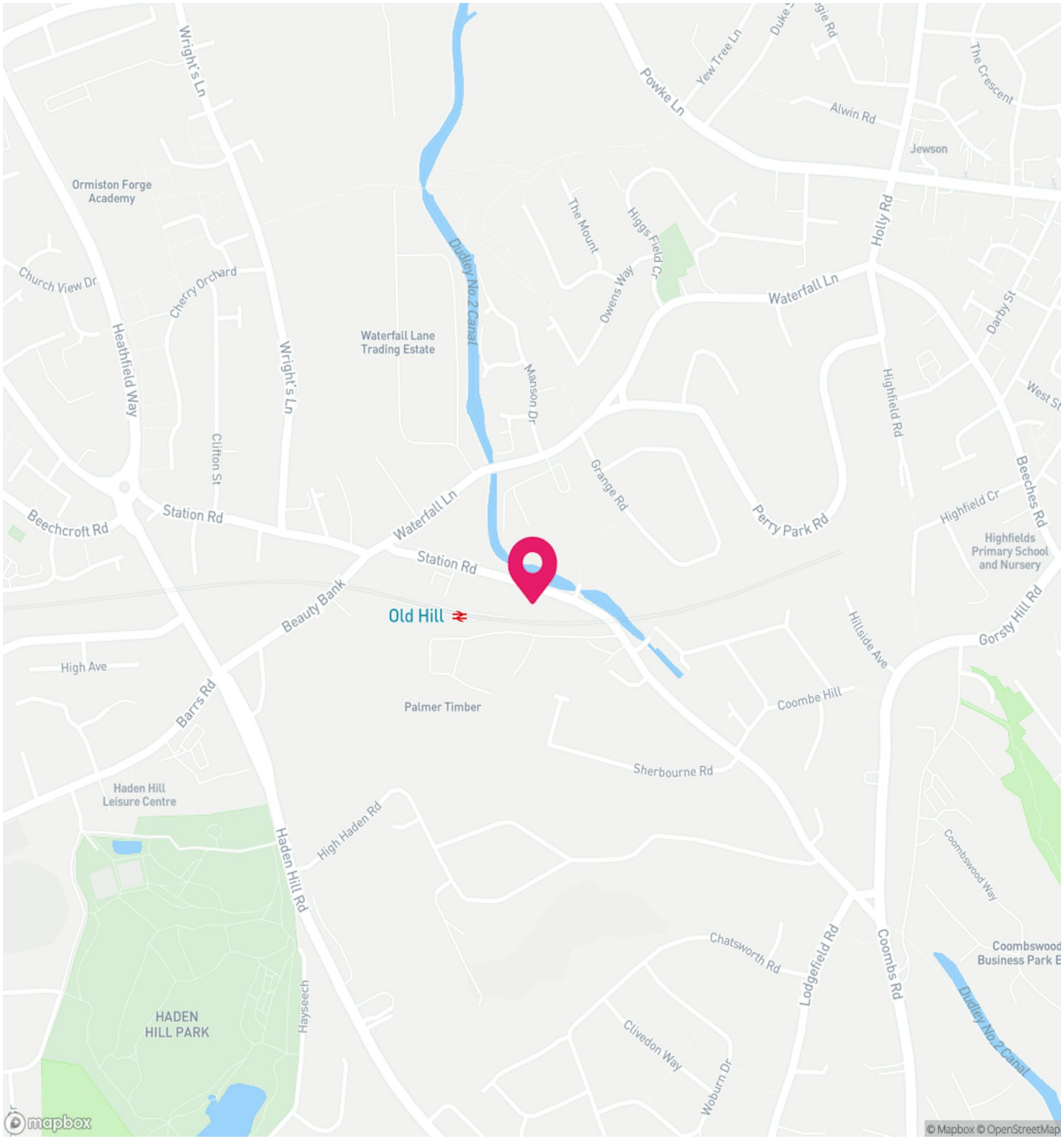
LOCATION

///SWEAR.SALON.FOAM

The property is situated on Navigation Industrial Estate, accessed via a canal bridge from Station Road, within an established commercial location.

Station Road provides convenient access to Halesowen Road (A459), a main arterial route linking Halesowen to the south with Dudley to the north.

The location also benefits from good wider connectivity, with access to the A456 to the south of Halesowen, which provides a direct link to Junction 3 of the M5 Motorway and the wider Midlands motorway network.



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RATEABLE VALUE

The property is listed in the 2026 Rating List with a rateable value of £6,600. We understand that the premises may benefit from Small Business Rate Relief. Interested parties should make their own enquiries with Sandwell Council.

RATEABLE VALUE

£6,600. Small business rates exemption applies, subject to 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

£13,500 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



Ryan Lynch
0121 638 0500
ryan@siddalljones.com



Edward Siddall-Jones
0121 638 0500
edward@siddalljones.com

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