

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**SINGLE STOREY INDUSTRIAL
PREMISES WITH YARD**



**100 CROSSWELLS ROAD, OLDBURY, WEST
MIDLANDS, B68 8HH**

17,338 SQ FT (1,611 SQ M)

- SECURE YARD
- ON SITE PARKING
- ESTABLISHED LOCATION
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated fronting the B4182 Crosswells Road close to the junction with Vicarage Road and Dog Kennel Lane. Birmingham City Centre is located approximately 4.8 miles east from the subject premises. Birchley Island is approximately 1 mile from the premises and provides easy access to Wolverhampton and the wider Birmingham area. The M5 motorway is located approximately 1½ miles from the property. Langley Green train station is located approximately ½ a mile northwest, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of a single storey portal framed industrial building with full height brick and block elevations surmounted by a corrugated asbestos pitched roof with translucent light panels. Internally, the property benefits from concrete floor, strip fluorescent lights and WC facilities. Externally, the property benefits from a metal roller shutter and a large secure concrete yard, which is accessed via twin metal gates.

ACCOMMODATION

AREA	SQ FT	SQ M
Industrial Unit	3,847	357.5
Internal Yard	1,448	134.5
External Yard	12,043	1,118.8
Total	17,338	1,610.8

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected to include water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £40,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The unit is currently listed within the 2023 rating listing as have a rateable value of £16,750. Rates payable will be in the region of £8,358.25 per annum.

The land is currently listed within the 2023 rating listing as have a rateable value of £9,700. Rates payable will be in the region of £4,840.30 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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