

nationalgrid

To Let Swan Lane, West Bromwich

9 Colmore Row, Birmingham
B3 2BJ

Tel : 0121 237 1234

Industrial unit
16,847 sq ft on a site of 5.9 acres



- On a site of 5.9 acres
- 3.2 metre eaves rising to 6m at the apex
- Prime Location
- Large yard areas
- Refurbished unit
- Available for immediate occupation

Location

The Subject Property is located mid-way between Birmingham and Wolverhampton. On the south side of the site lies the A41 Black Country New Road dual carriageway giving easy access to the M5 motorway, 2.5 miles away and the M6. Note: there is no direct access to the A41 from the site except by left turn only from Bilhay Lane.

Description

The Property has undergone a full refurbishment to institutional standards and includes minimal office space. The yard areas are tarmaced and block paved and are in a good condition.

Accommodation

The floor areas are as follows:

Area	Sq.ft	Sq.m
Warehouse	14,586	1,352.04
Ancillary offices and staff facilities	2,261	210.10
Total:	16,847	1,565.14

*Approximate Gross Internal Floor Areas

Tenure

The property is available leasehold on flexible terms. Quoting rent is £180,000 p.a

Services

We understand that all mains services are connected to the property. Prospective occupiers are advised to test the service and ensure they are suitable for their proposed use.

Business Rates

Interested parties are able to verify the national non domestic rates payable with the Business Rates section of Sandwell Metropolitan Borough Council.

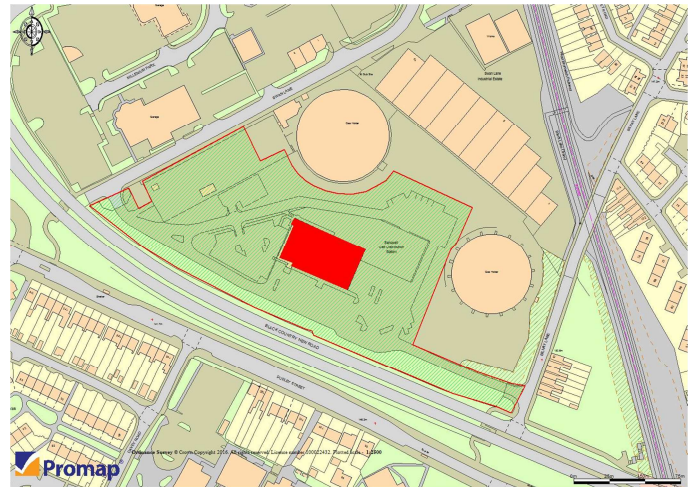
EPC

Available upon request.

Use

Sui Generis

Location Plan (For information only)



Retained Land/Easements

As indicated on the attached plan. The area edged in red shows the location of operational equipment may be remaining on site along with the required easements/right of way for access. Further information can be found by logging in to website. www.ngpp.co.uk

Planning

We would advise any interested parties to make their own enquiries with the Local Authority.

VAT

VAT is applicable.

Further information

For further information and important documentation Please visit www.ngpp.co.uk

Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate.

Kayleigh Holsey
BNP Paribas Real Estate
Kayleigh.holsey@bnpparibas.com

Subject to Contract

November 2016