



50C BEST STREET, CRADLEY HEATH, B64 5PA

TO LET WAREHOUSE / OFFICE UNIT

Size

1,089 sq ft (101 sq m)

To Let

£9,300 pax.

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

Refurbished starter unit in the heart of Cradley Heath

New electrics, draining and plumbing

Ground floor warehouse / light industrial space, first floor offices / additional storage

Location

The property is situated in the heart of the Black Country, less than 1 minute from the busy main road Powke Lane in Cradley Heath.

This is a well established building in a key location, on Best Street, with easy access to nearby surrounding areas Old Hill, Stourbridge, Halesowen, Blackheath, Rowley Regis and Netherton.

Part of a multi-let terrace of 5 units. Other nearby occupiers include Tesco, KFC, independent cafes and newsagents.

Description

The property comprises of ground floor warehouse space leading up to a 1st floor office or further storage and private welfare facilities.

Fully gated pedestrian access. The unit has been extensively refurbished to a completed shell spec.

Accommodation

GIA	1,089 sq ft (101 sq m)
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Terms

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

Rent

To Let - £9,300 pax.

Rating Assessment

Please contact the agent for further details.

We understand that the property will qualify for Small Business Rates Relief, subject to occupier's eligibility.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Energy Performance Certificate

Please contact the agents for further details.

V.A.T.

The property is not elected for VAT.

Viewing

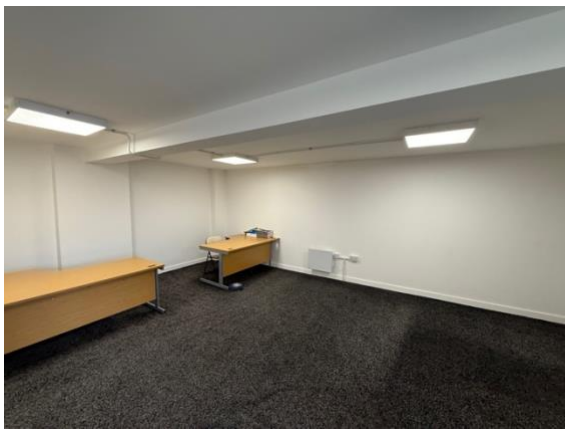
Contact – Michael Johnson and Co.

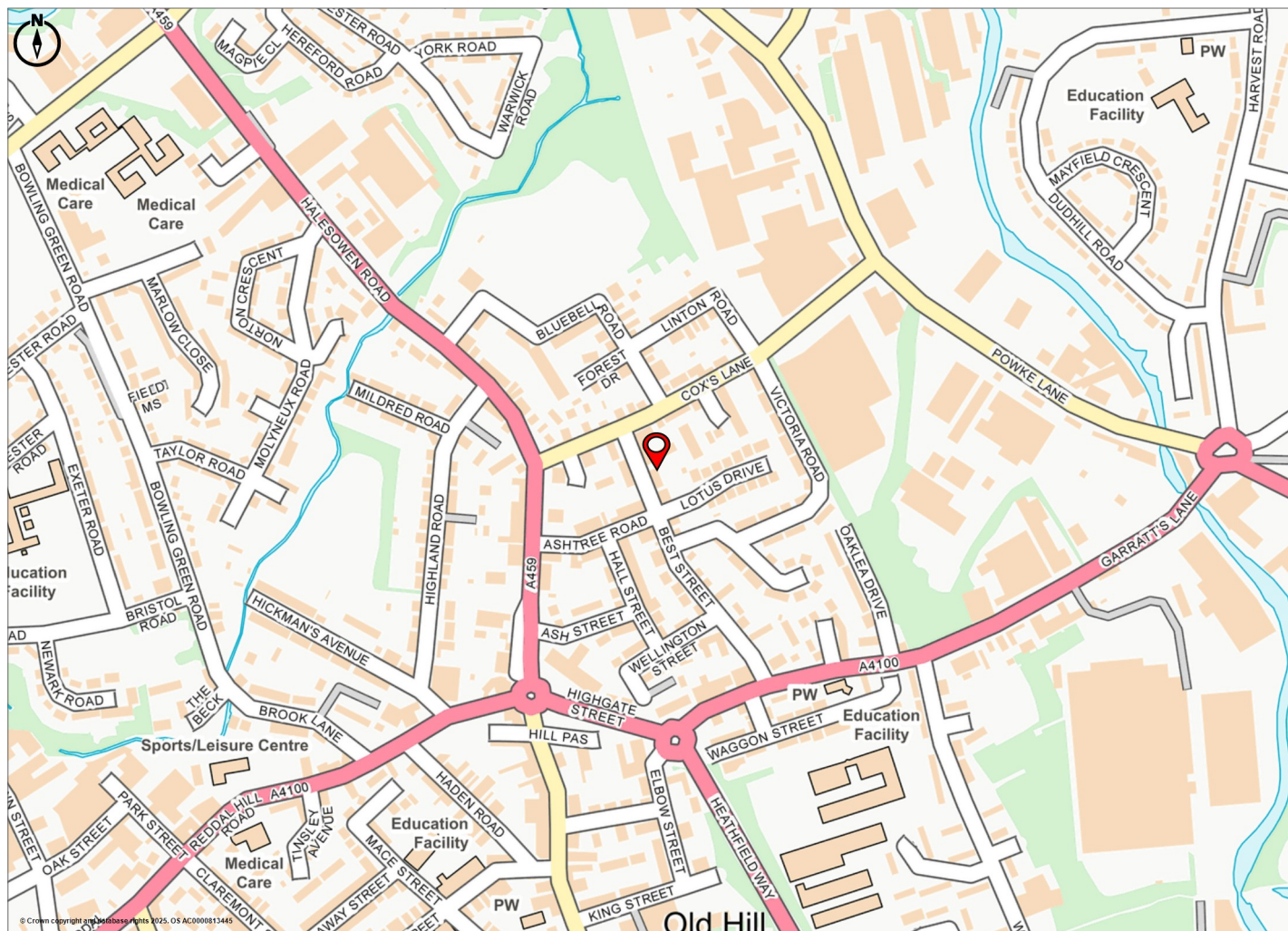
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● LANDMARK INFORMATION

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Plotted Scale - 1:7500. Paper Size - A4