# 01384 395 323

COMMERCIAL PROPERTY CONSULTANTS



# UNIT 1 HURST BUSINESS PARK, BRIERLEY HILL, DY5 1UF

**TO LET** WAREHOUSE / TRADE COUNTER UNIT

**Size** GIA Approx. – 6,537 sq ft (607.3 sq m)

**To Let** £45,750 PER ANNUM EXCL.

Modern warehouse / trade counter unit

Fenced yard to the rear with loading canopy

Ample on site parking facilities

Executive internal office facilities

### Location

The property is situated in a prominent position at the entrance to Hurst Business Park adjoining Rexcel. Merry Hill shopping centre and the Waterfront Business Park are within 5 minute drive times of the unit.

### Description

The property comprises a modern warehouse / trade counter unit located at the end of a terrace of 5 no. units being arranged on ground floor with ancillary office accommodation both at ground and first floors.

The property has car-parking to the frontage as well as a large secure fenced yard to the rear.

Loading is via a steel roller shutter door with a canopy to the rear elevation overlooking the yard.

Warehouse specification as follows: Eaves – 6.6 m Ambi-rad heaters 3 phase power High bay LED lighting

### Accommodation

| Ground floor          |             |
|-----------------------|-------------|
| Warehouse             | 3,700 sq ft |
| (incl. kitchen & W/C) |             |
| Offices & ancillary   | 1,131 sq ft |
|                       |             |
| First Floor           |             |
| Offices & ancillary   | 1,706 sq ft |
|                       |             |
| Total GIA             | 6,537 sq ft |
| T I at                |             |

#### To Let

£45,750 per annum excl.

#### Term

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

#### Rating Assessment

Please contact the agents for further details.

#### 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.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

## Energy Performance Certificate

Please contact the agent for further details.

## V.A.T.

The property is VAT registered.

## Viewing

Contact - Michael Johnson and Co.

Tom Johnson 01384 395 323 07794 784 370 tom@michaeljohnsonandco.com

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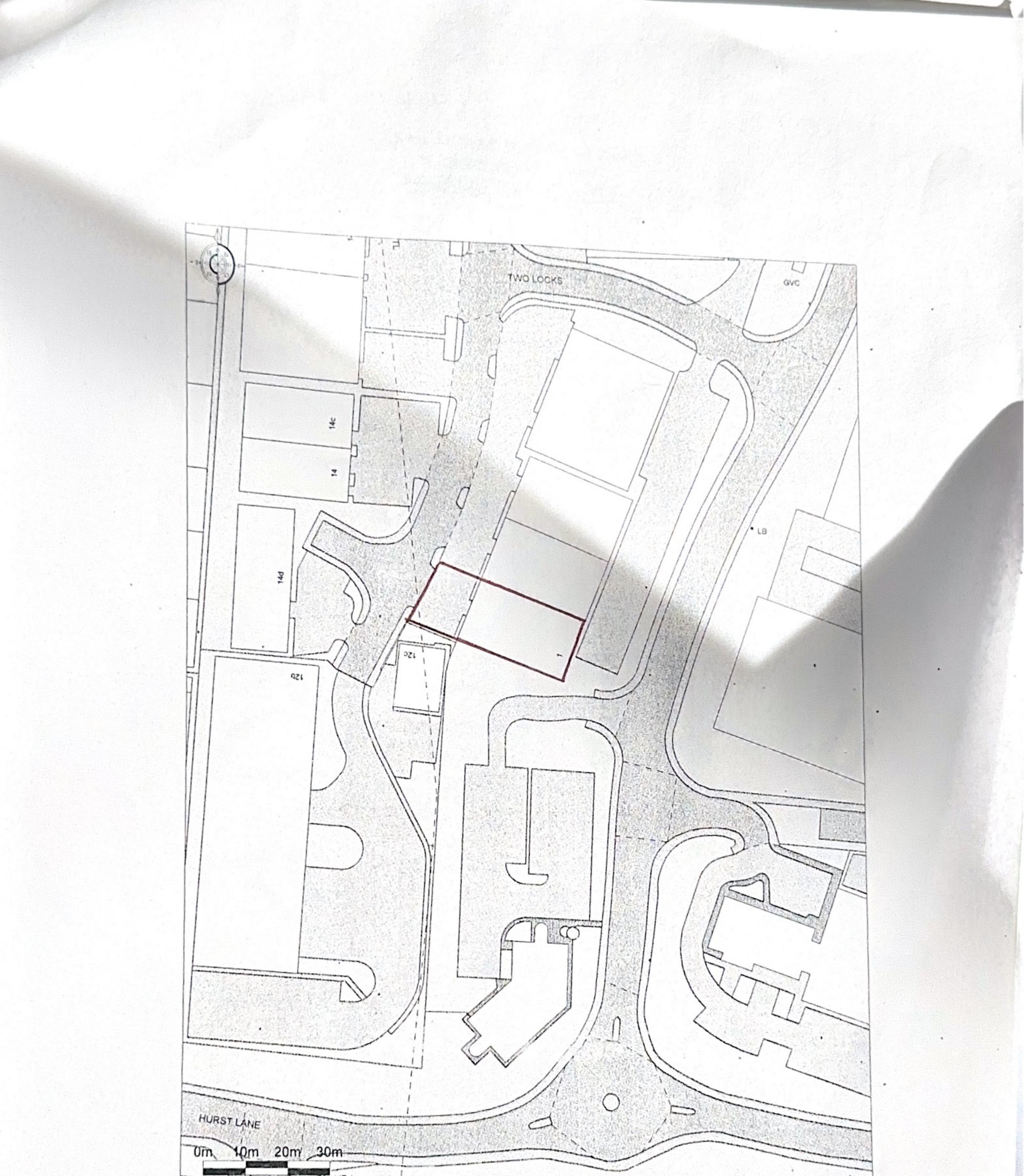


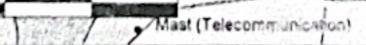












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UNIT 1, HURST BUSINESS PARK, NARROWBOAT WAY, BRIERLEY HILL, DY5 1UF

