



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)

a

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

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

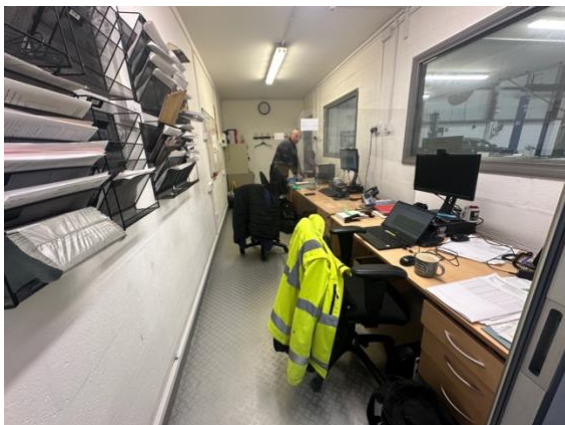
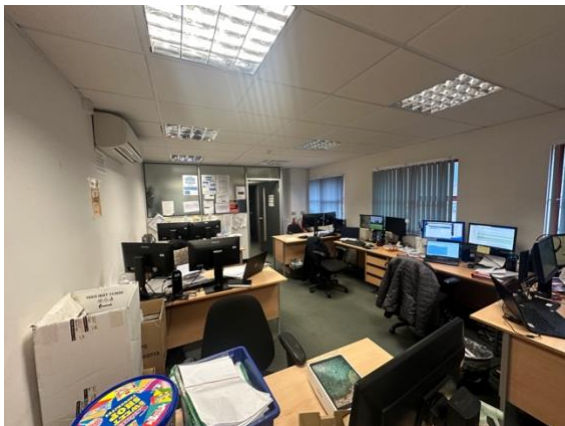
Contact – Michael Johnson and Co.

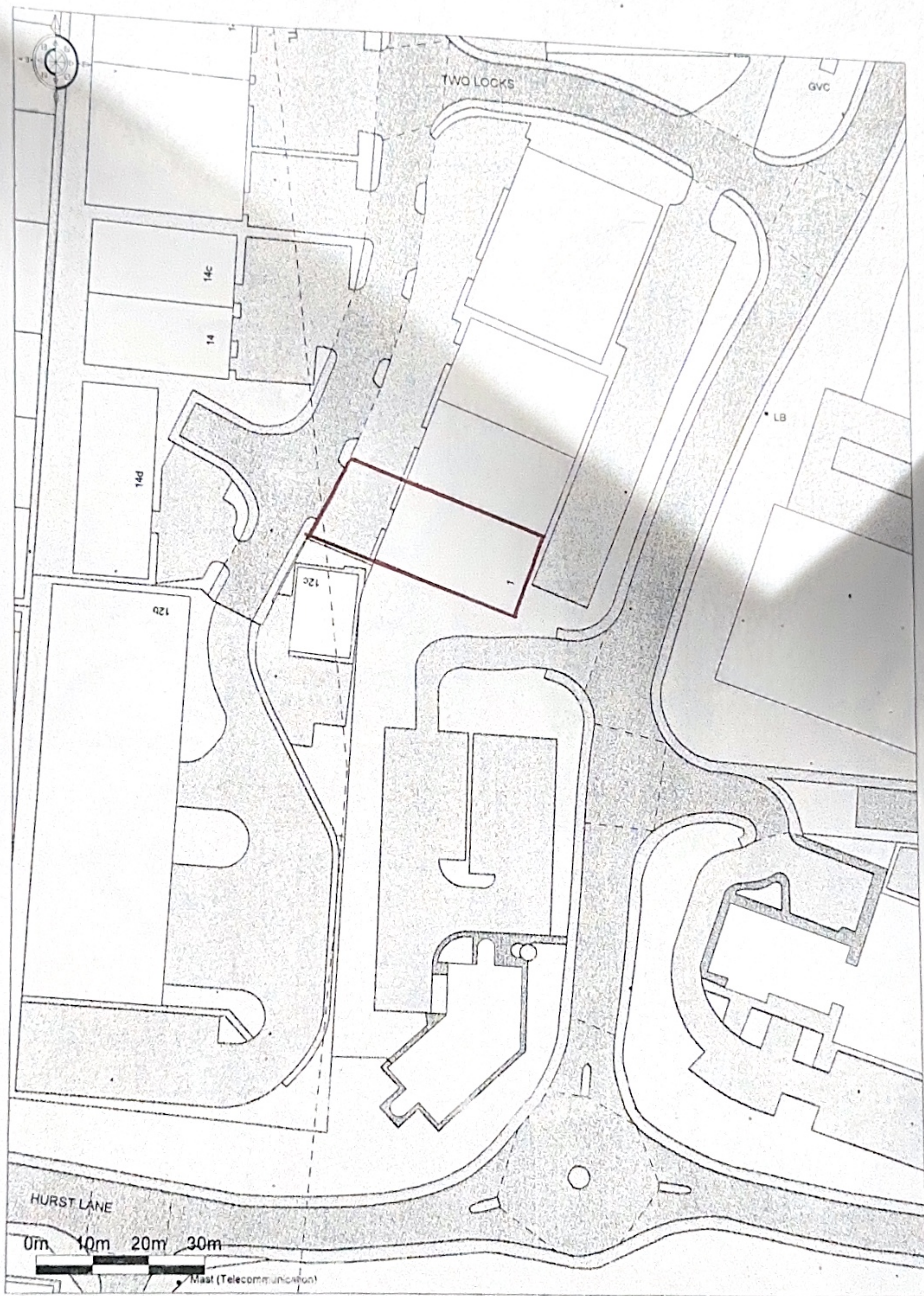
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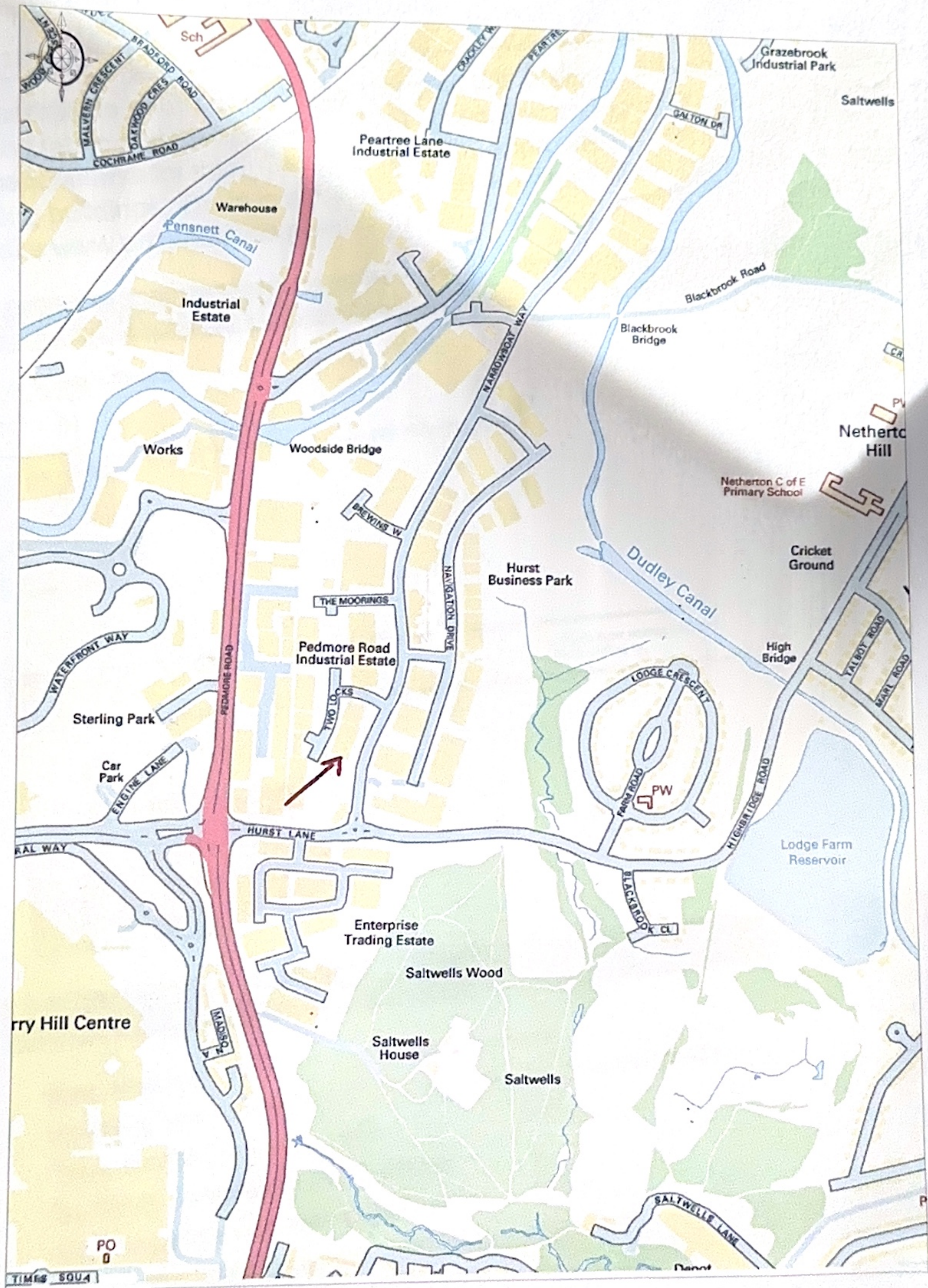




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NARROWBOAT WAY,
BRIERLEY HILL, DY5 1UF



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