

Industrial

UNIT 13 | SALTbrook TRADING ESTATE

Saltbrook Road, Halesowen, B63 2QU

UNIT 13 | 2,072 SQ FT

Industrial Unit with office

Unit 13 comprises a mid-terrace industrial unit, with ancillary office accommodation to the front elevation arranged over ground floor. The unit has an eaves height 4m, rising to 5.2m at the apex. Access is provided by a roller shutter door to the front elevation, leading to a parking / loading area.

The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, adjacent to the A458 between Halesowen and Stourbridge. Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide direct access to Birmingham city centre, the Black Country and Worcestershire.

Lease Type

New



Unit Summary

- ☒ Electric Roller Shutter Door
- ☒ Office Accommodation
- ☒ 24 Hour Access
- ☒ Secure Estate
- ☒ WC Facilities
- ☒ Car Parking

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,200.00	£10.23
Rates	£5,988.00	£2.89
Service Charge	£1,234.79	£0.60
Insurance	£414.40	£0.20
Total Cost	£30,192.40	£14.57

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

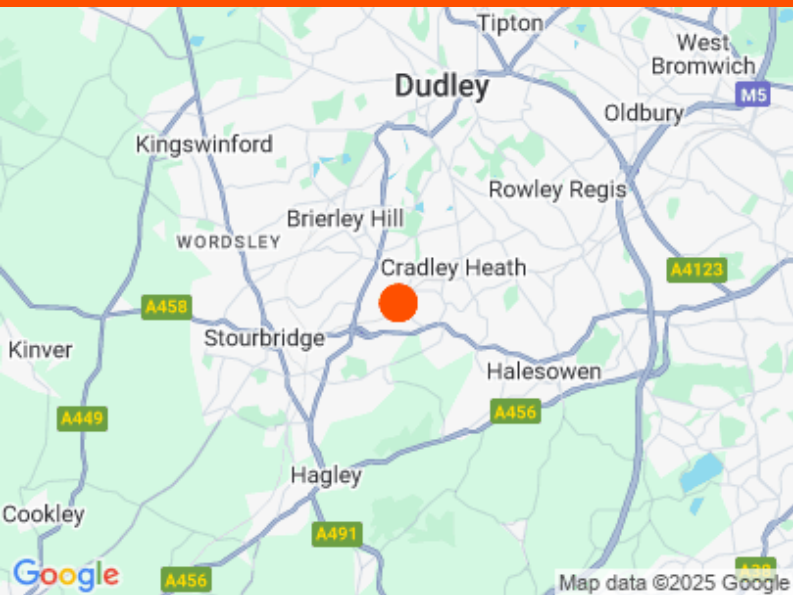
→ For more info please visit: unit.info/U4P0800034

+44(0) 808 169 7554

Industrial

UNIT 13 | SALTbrook TRADING ESTATE

Saltbrook Road, Halesowen, B63 2QU



Location

The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, just off the main A458 between Halesowen and Stourbridge. Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide good access to Birmingham city centre, the Black Country and Worcestershire.



Road
M5 J3: 6 miles



Airport
Birmingham: 26.8 miles



Rail
Cradley Heath: 1.4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (65)

Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/U4P0800034

+44(0) 808 169 7554