



Industrial

UNIT 17 | PHOENIX INDUSTRIAL ESTATE

Charles Street, West Bromwich, B70 0AY

UNIT 17 | 2,521 SQ FT

Industrial with office

Unit 17 is well suited for a range of business needs to include light industrial, warehouse, retail/trade counter and storage space. The unit also benefits from 3 phase power, parking and 24 hour access.

Phoenix Industrial Estate is situated in an established industrial/trade location close to West Bromwich. It has excellent road links to both the M5 & M6 Motorways and also the Black Country Route making it ideal for optimising logistics and distribution networks.

Lease Type

New



Unit Summary

- Car Parking
- 24 Hour Access
- WC facilities
- Flexible Space
- 3 Phase Power
- Roller Shutter Door

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,600.00	£8.57
Rates	£5,750.00	£2.28
Maintenance Charge	£5,100.00	£2.02
Insurance	£504.20	£0.20
Total Cost	£32,954.20	£13.07

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.

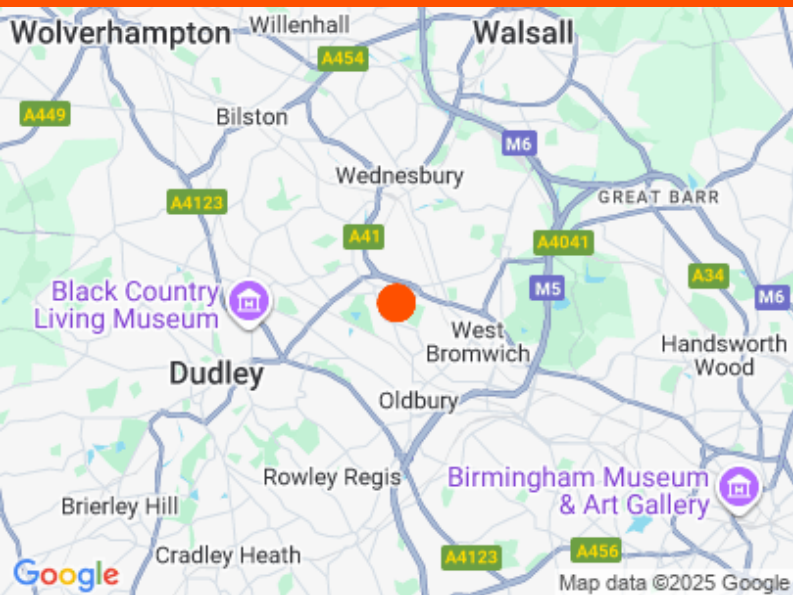
For more info please visit: unit.info/UIP0101944

+44(0) 808 169 7554

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Location

The estate provides access to the nearby A41 Black Country New Road which leads directly to Junction 1 of the M5 approximately 3 miles away. It is situated approximately 6 miles northwest of Birmingham and 7 miles southeast of Wolverhampton.



Road
A41: 3 miles



Airport
Birmingham Airport: 20 miles



Rail
Wolverhampton: 8 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	A (22)

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"



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