



Property Location:

A single storey, end terrace unit, located at the Great Bridge Centre, Charles Street, West Bromwich B70 OBF. Close to the Black Country route and both Junctions 1 & 2 of the M5.

The nearest train station is just over a mile away.

Property Description: Approximately 2,583 sq ft (239.96 sq m) Steel portal frame. Clear working height of 6.05 metres (approximately). Single up and over access door (measuring approximately 4 metres in width by 4.8 metres in height) WC and kitchenette.

The elevations are part brick, part profile steel cladding. There is a lined insulated roof, incorporating translucent roof lights, concrete floor and high bay sodium lighting.

Suitable for warehousing, trade users or production. *Sorry no motor trade including vehicle maintenance.*

Four on site car parking spaces. Secure gated estate.

Rental: £23,500 per annum.

Service Charge: A variable service charge is levied to cover the cost of the maintenance of the common parts of the estate, including landscaping. This is currently £300 per quarter excluding VAT.



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Tenure: The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates: Rateable Value 2023 £16250 Approx.

Rates Payable: Approximately £7,200 this is subject to change from April 2024.

Services: We understand that mains services are available to the property, namely mains water, three phase electricity, and mains drainage. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

Insurance Costs: The Tenant will be responsible for paying their share of the cost of insuring the common parts. This is a variable cost. The annual charge payable by all tenants in 23/24 was £453.98.

Legal Costs: Each party to be responsible for their own legal costs incurred in this transaction.

EPC: Energy Performance Rating D. Full details are available on request.

Fixtures & Fittings: Any fixtures and fittings not expressly mentioned in this advert are excluded from the letting.

Money Laundering: The successful tenant will be required to submit information to comply with Money Laundering Regulations.

References: The successful tenant will need to provide a satisfactory bank reference, accounts and trade references for approval.

Deposit: The successful tenant will need to provide a security deposit.

VAT: Unless otherwise stated all prices quoted exclude VAT. VAT will be payable on Rent and Service Charge and Insurance Payments. The Tenant must satisfy themselves as to their VAT liability regarding this transaction.

Viewings: By prior appointment with the Landlord on 0121 525 2772 or email info@ggce.co.uk



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