/INDURENT



Industrial

UNIT 7 | SALTBROOK TRADING ESTATE

Saltbrook Road, Halesowen, B63 2QU

UNIT 7 | 2,264 SQ FT

Industrial Unit with Office

Saltbrook Trading Estate offers high-quality, light industrial units in a secure, established industrial location. Featuring roller shutter doors, 3 phase power, office space, car parking, and 24-hour access, the estate is ideal for businesses requiring reliable and flexible workspace. The reinforced concrete frame units are surmounted by pitched roofs and benefit from eaves heights of 4 m, rising to 5 m at the apex.
Unit 7 comprise an end of terrace industrial unit, with ancillary office accommodation to one end. The unit has an eaves height 4m, rising to 5.2m at the apex. Access is provided by a roller shutter door leading to a parking / loading area.

Lease Type	New



Unit Summary

- Secure Estate
- Refurbished Unit
- 3 Phase Power
- 24 Hour Access
- Car Parking
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,206.00	£10.25
Rates	£6,942.34	£3.07
Service Charge	£1,153.76	£0.51
Insurance	£452.80	£0.20
Total Cost	£33,431.14	£14.77

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.

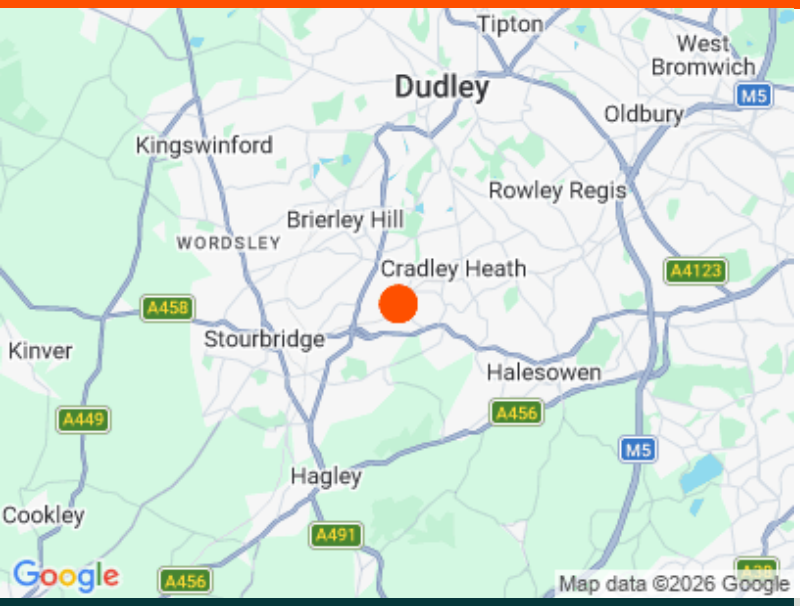
For more info please visit: unit.info/U4P0800047

+44(0) 808 169 7554

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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 (72)

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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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