

Images coming soon

Industrial

# UNIT 31 | PHOENIX INDUSTRIAL ESTATE

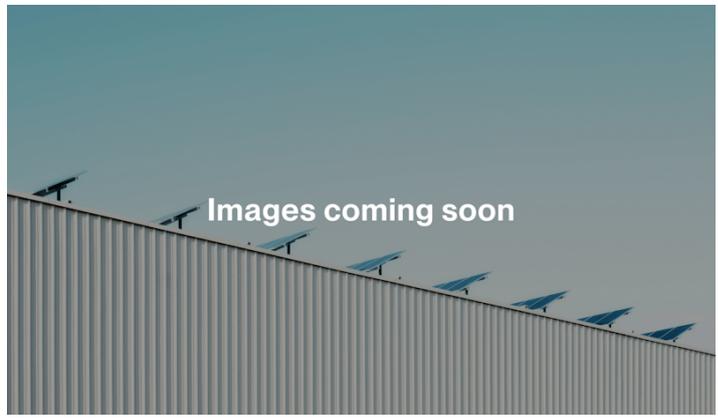
Charles Street, West Bromwich, B70 0AY

## UNIT 31 | 2,643 SQ FT

Industrial Unit with Office Accommodation

Modern industrial unit located in a well established industrial and trade location close to West Bromwich. The unit comprises of quality industrial and office accommodation, and is suitable for a variety of business uses, with the estate offering excellent access across the Black Country and to wider transport links.

Lease Type **New**



### Unit Summary

- 3 Phase Power
- Secure Estate
- Flexible Space
- Roof Lights
- WC facilities
- Car Parking

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£22,300.00	£8.44
Rates	£6,505.75	£2.46
Maintenance Charge	£5,300.00	£2.01
Insurance	£528.60	£0.20
<b>Total Cost</b>	<b>£34,634.35</b>	<b>£13.10</b>

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.

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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  
A41: 3 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (91)



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## Key Contact



**Rebecca Beddows**

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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For more info please visit: [unit.info/UIP0101950](https://unit.info/UIP0101950)

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