

# AVAILABLE AUGUST 2025

TO BE FULLY REFURBISHED



# TO LET

Industrial/Warehouse Unit  
**35,842 sq.ft** (3,329 sq.m)

Building 3A Bays C&D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

- Two Secure Yard areas
- 2 miles from M5 Jct 1
- Well maintained, secure estate

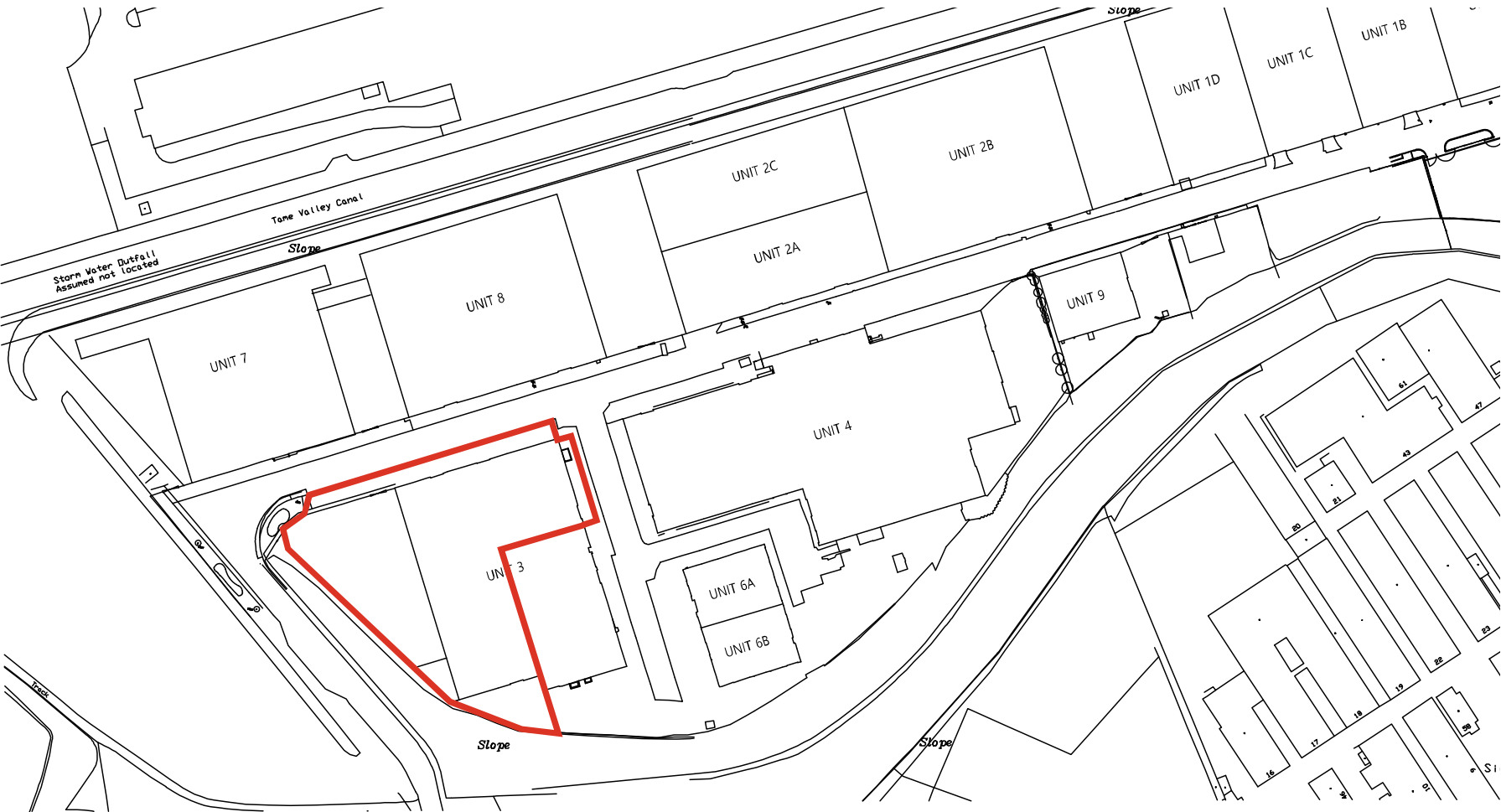
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Building 3A Bays C&D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX



Large, Private Yard Space available



Building 3A Bays C&D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX





# Building 3A, Bays C&D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 OTX

## Description:

- Building area 35,842 sq.ft
- Eaves height – 7.1m to underside of eaves
- 6no. electronically operated roller shutter doors
- Large, private, secure yard
- Fully refurbished
- Available June 2025

## Rent

£270,000 pa

## Business

Rateable Value £141,000

## Service

A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas. The service charge is equivalent to £0.46 psf

## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Planning

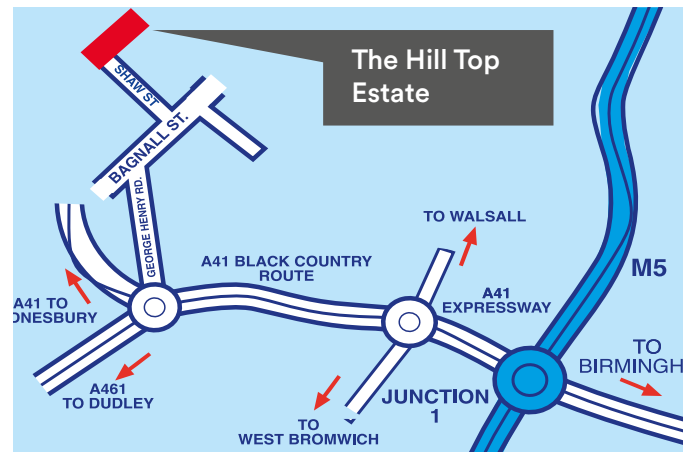
The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Energy Performance

Further information available upon

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - B70 OTX

A well established industrial estate fully fenced and secured with a single entrance access point.

Junction 1 of the M5 motorway is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away via Bagnall Street and George Henry Road, giving good communication to the Black Country conurbation, West Midlands and beyond.



**Viewing** Strictly via prior appointment with the appointed agent



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