

# POTENTIAL TO SPLIT



**TO LET** Industrial/Warehouse Unit  
**76,854 sq.ft** (7,139 sq.m)

Unit 2B & 2C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

- To be refurbished
- Available immediately
- 2 miles from M5 Jct 1
- Well maintained, secure estate
- Two Secure Yard areas

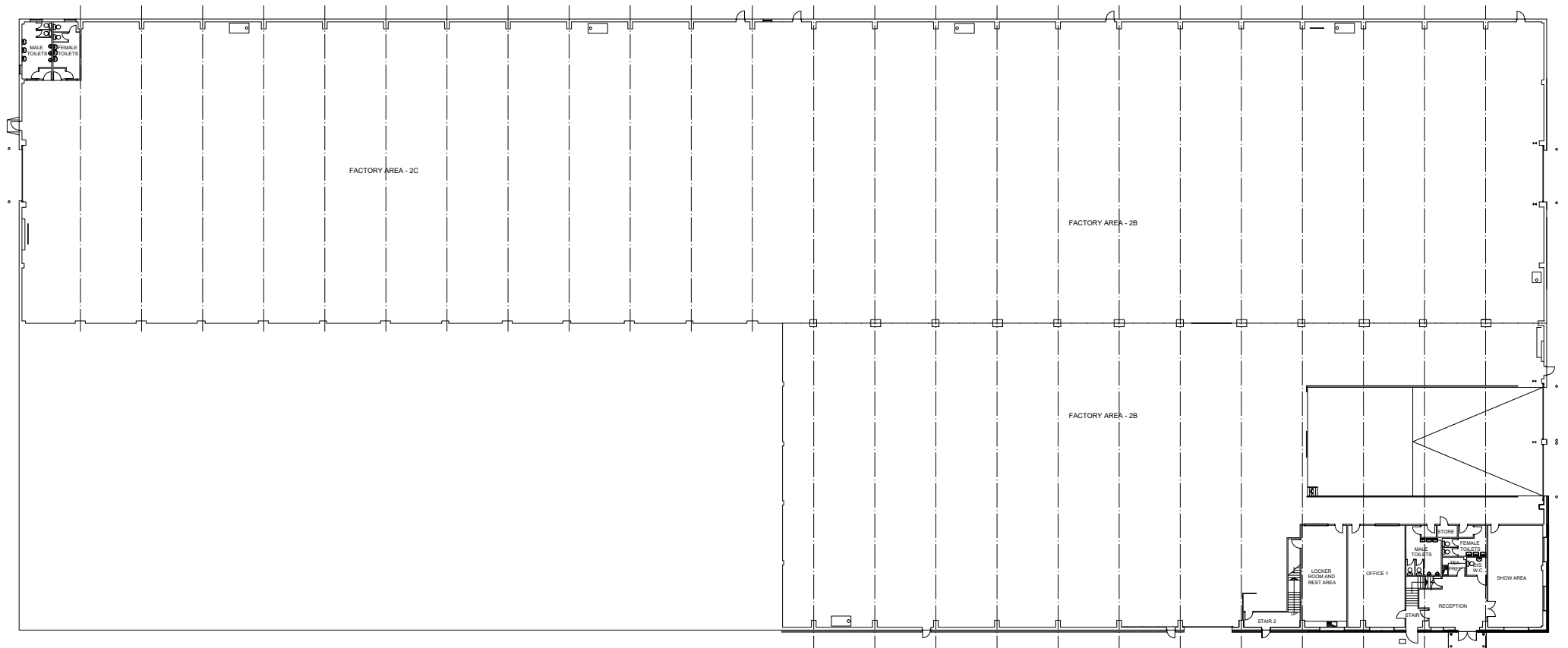
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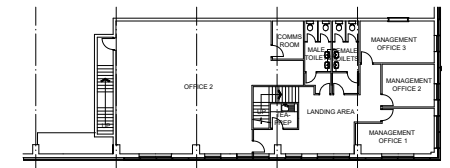
# Unit 2B & 2C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX



## Potential To Split

**Unit 2B**  
**50,000 sq.ft**

**Unit 2C**  
**c.26,000 sq.ft**





Unit 2B & 2C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX





## Unit 2B & 2C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

### Description:

- Building area 76,854 sq.ft (7,139 sq.m)
- Additional trailer parking/external storage area available upon request
- Shared yard space at either end of building
- To be refurbished
- Available Immediately
- Two storey office accommodation

### Rent POA

### Business

Rateable Value £285,000

### 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 £0.50 psf.

### Insurance

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

### Planning

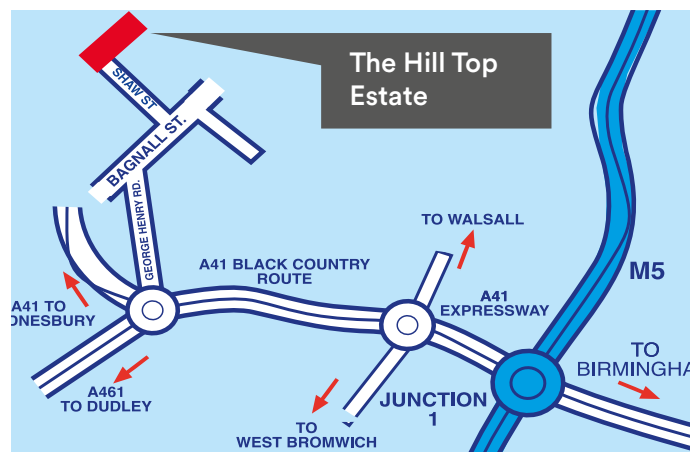
The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Energy Performance

Further information available upon request.

### Legal and Surveyor Costs

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



### Location - B70 0TX

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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