

The Property Professionals

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

**TO LET**  
**INDUSTRIAL UNIT**  
**UNIT 12 UNION PARK**  
**NAVIGATION WAY**  
**WEST BROMWICH**  
**B70 9DF**

13,225 sq ft (1,229 sq m)

8m. Minimum eaves.

Junction 1 and Junction 2 of M5 within  
approximately 2 miles.

Detached unit with secure yard.

Modern ground and first floor office  
accommodation.

[bulleys.co.uk/12unionpark](http://bulleys.co.uk/12unionpark)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford  
01952 292233

Oldbury  
**0121 544 2121**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Wolverhampton  
01902 713333

## LOCATION

The premises are located on Union Park, Navigation Way, West Bromwich. This established industrial area is accessed from Oldbury Road and is approximately 1 mile from West Bromwich town centre and 1 mile from Oldbury town centre.

Oldbury Road provides access to the A41 which in turn leads out to the M5 motorway. Junctions 1 and 2 of the M5 are both within approximately 2 miles. The M5 motorway provides access to the Black Country and the national motorway network.

## DESCRIPTION

The premises comprise of a detached industrial unit of steel portal frame construction with modern ground and first floor office accommodation.

The unit benefits from a profile clad insulated and lined roof with brick and blockwork elevations to approximately 2m. The warehouse benefits from intermittent translucent roof lights, fluorescent lighting and a concrete floor. Access is provided via two electric roller shutter doors overlooking a gated and fenced secure yard. Within the warehouse the minimum eaves height is 8m rising to 9.4m.

At the front of the unit is ground and first floor office accommodation which benefit from carpeting, heating and lighting throughout. At ground floor level the offices also comprise of a kitchenette and W.C. facilities.

## ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	11,119	1,033
Offices	2,106	196

## OUTSIDE

Front tarmac to the front of the site with car parking for up to 15 cars.

At the side of the unit is a secure gated and fenced yard which is accessed via two roller shutter doors.

## SERVICES

We advise that mains water, drainage, gas and 3 phase electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

## RENTAL

Please contact the agent for further details.

## LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is levied by the landlord to cover communal areas and maintenance of the estate. Contact the agent for further details.

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

## RATES

We are verbally advised by Sandwell Metropolitan Borough Council that the current assessment is as follows:

Rateable Value: £50,000  
Rates Payable: £24,000 (2019/20)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire with the Local Authority to confirm their specific liability on 0845 351 0017.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D76.

## WEBSITE

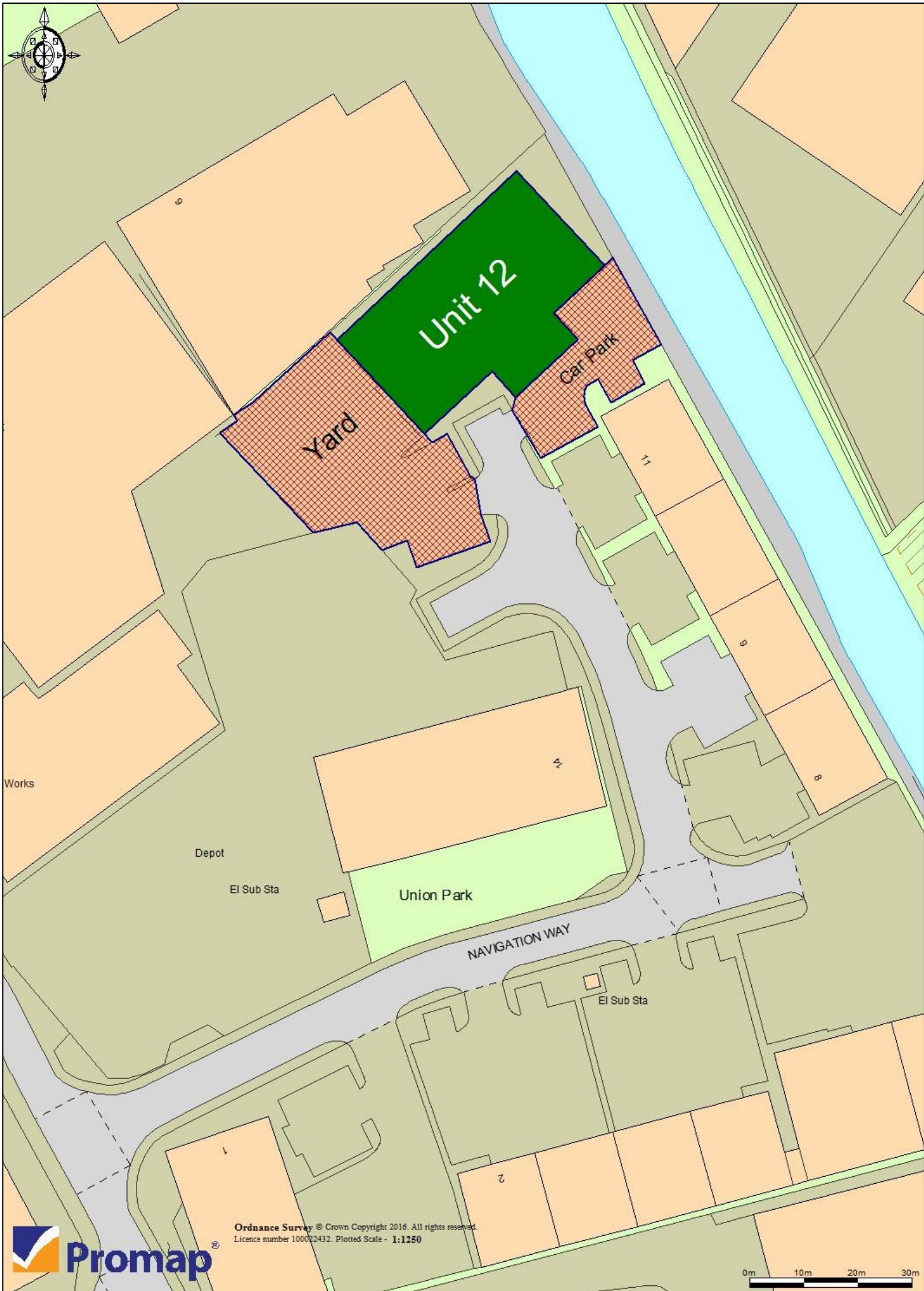
A virtual tour, together with aerial photography and further information is available at: [bulleys.co.uk/12unionpark](http://bulleys.co.uk/12unionpark)

## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 01/19.



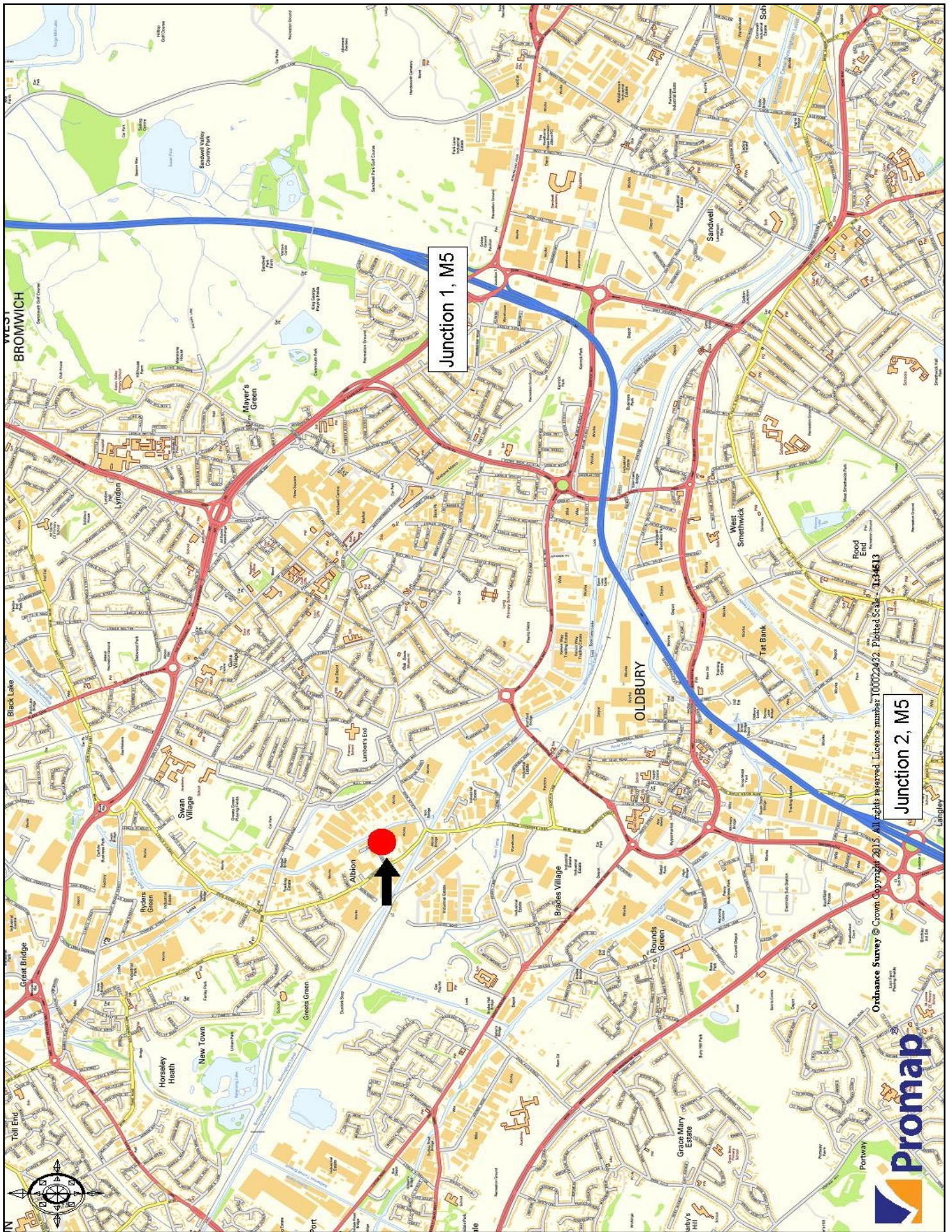


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Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





**IMPORTANT NOTICE**

- Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:
- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
  - (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
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  - (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.