



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES WITH CRANAGE

UNIT 4 CASTLE MILL WORKS, BIRMINGHAM NEW ROAD, DUDLEY, DY1 4DA



7,648 sqft

(710.52 sqm) approx

5 TONNE AND 1.5 TONNE CRANE (NOT TESTED).

MINIMUM WORKING HEIGHT OF 6.1m

EXCELLENT ACCESS TO JUNCTION 2 M5 AND JUNCTION 9/10 M6.



LOCATION

Castle Mill benefits from direct access to the A4123 Birmingham New Road and is situated just 4 miles from Junction 2 of the M5 and 5 miles from Junctions 9 and 10 of the M6 providing access to the wider motorway network.

DESCRIPTION

The unit is constructed of steel truss construction and provides a minimum working height of 6.1m. The property provides an industrial/warehouse unit with a single electronic roller shutter door in the front elevation. The property further provides a single office and WCs, all of which will be refurbished. The building is being subjected to a refurbishment. Please contact the Agents for full details.

To the front of the unit is a concrete loading/unloading area and car parking for staff/visitors. In addition, the estate has large communal car parking areas.

ACCOMMODATION

	SQFT	SQM
Office/ Welfare Facilities	273	25.35
Warehouse	7,375	685.15
TOTAL GIA	7,648	710.52

AVAILABILITY

The property is available on a leasehold basis for a term of years to be agreed.

RENT

£54,000 per annum, exclusive.

BUSINESS RATES

2023 Rateable Value – TO BE ASSESSED

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

EPC Rating D (77)



MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by way of the sole joint agents:

HARRIS LAMB

Tel: 0121-4559455
Contact: Neil Slade
Email: neil.slade@harrislamb.com
Date: January 2024

Or BULLEYS 0121 544 2121

SUBJECT TO CONTRACT



