

FOR SALE

**CORNWALLIS ROAD,
MILLARD INDUSTRIAL ESTATE, WEST BROMWICH, B70 7JF**



INDUSTRIAL/WAREHOUSE PREMISES

15,696 sq ft (1,510 sq m) (Approx. Total Gross Internal Area).

- Junction 1 of the M5 Motorway approx. 2 miles distant
- Fitted, ready to occupy opportunity
- Secure yard area

LOCATION

The property is located on Millard Industrial Estate and is located approximately a 5 minute drive from West Bromwich Town Centre.

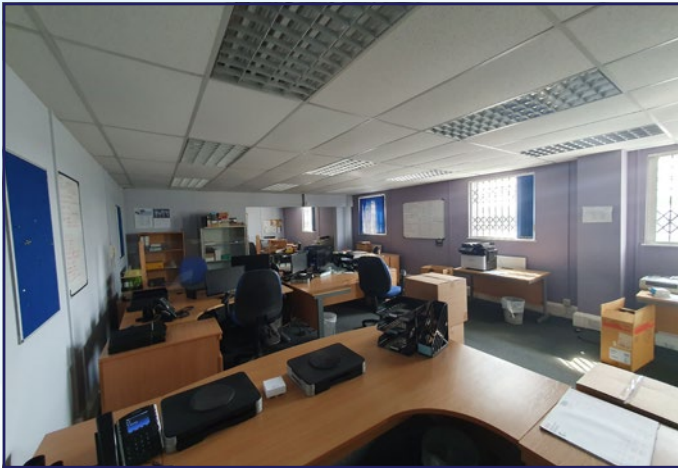
There is direct access to the M5 Motorway at Junction 1 north and southbound, approximately 2 miles to the east of the subject property via Kelvin Way and Trinity Way.

The property is situated in an established industrial area of West Bromwich off the Bromford Lane. Neighbouring occupiers include Eurohire, Leyletts and Jacopa on the same estate.

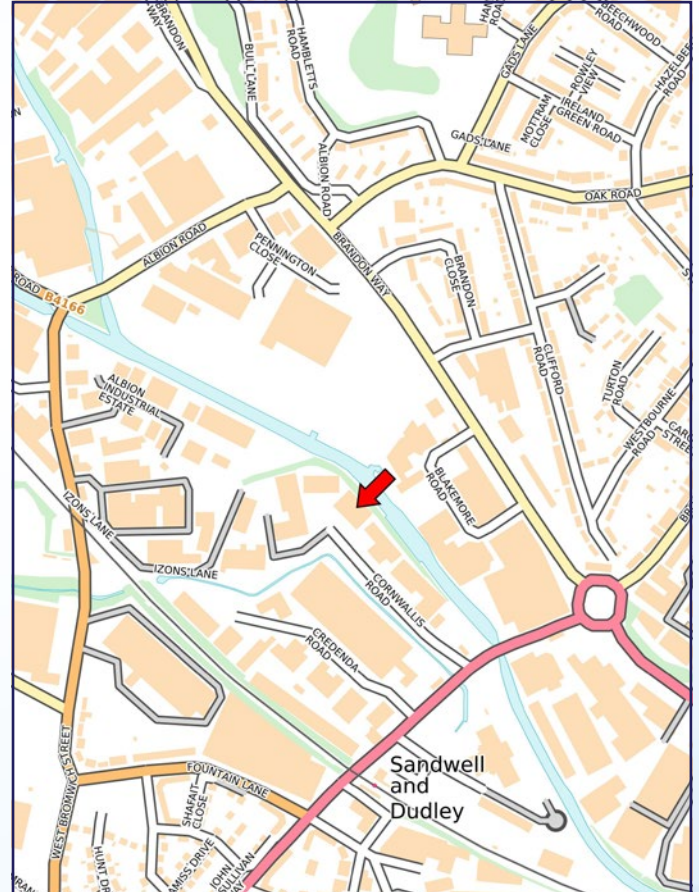
DESCRIPTION

The property comprises of a modern steel profile clad detached warehouse building with the following specification:

- Steel portal frame building in two bays
- 5.5m eaves height
- Single level access loading door
- Trade Counter
- First floor offices including WC's and staff welfare facilities
- Secure car parking and yard area to the front of the property
- Potential for racking to be left in situ



POSTCODE: B70 7JF



ACCOMMODATION

	SQ M	SQ FT
Warehouse	1,202	12,939
Office/Trade Counter	256	2,757
TOTAL Approx. Gross Internal Floor Area	15,696	1,510
Mezzanine Floor	52	557

TENURE

The property is available freehold with vacant possession.

QUOTING PRICE

£1,250,000 exclusive.

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. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

Rateable value (2026) £87,000

EPC

EPC Rating: pending assessment

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008145 Date: 04/26

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