

**INDUSTRIAL**



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

**BIG INDUSTRIAL UNIT / STORAGE**

**TO LET**

**UNIT 21, WESTERN BUSSINESS PARK, B62 8AF**



- **1,700 SQFT APPROX LOW RENT**

**DIRECTLY OPPOSITE TO NEW ENTRANCE OF NEW NHS MANOR HOSPITAL**

- **THREE PHASE AND SHUTTER ACCESS**
- **WITH PARKING & YARD FACILITIES. **SECURE GATED ESTATE.****
- **NEARBY occupiers include Al Murad Tiles, Jewsons, Go Natural Wood, Leyland**

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## DESCRIPTION

The premises comprise an existing steel portal frame building with part brick and steel profile clade elevations and vehicular access off Lodgefield Road with one large roller shutter door and one additional steel access door. The ground floor area is approximately 2,500sqft. The premises have been newly refurbished recently with ample parking on sight. Shutter access door approx. 11 ft in height, Secure GATED ESTATE. Three phase electricity with new lighting fitted.

## LOCATION

Located off the prominent A4099 Coombs Road accessed via Lodgefield Rd. connecting from Black Heath town centre to Halesowen opposite the popular CoombsWood Business Park. Only two and half miles from J2 M5.

## PLANNING

The property is situated within an existing employment area and would be suitable for warehouse / light industrial and general industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

## PRICE

£435 per calendar month. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

## AMENITIES

- **1 drive-in loading doors and good communal yard areas.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link has not checked and does not accept responsibility for any of the services within this property.**

## LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

## VIEWING

Strictly by appointment only.

**Sunny Singh 0121 200 3377**

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## Misrepresentation

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# WESTERN BUISNESS PARK

COOMBS ROAD,HALESOWEN

B62 8AF

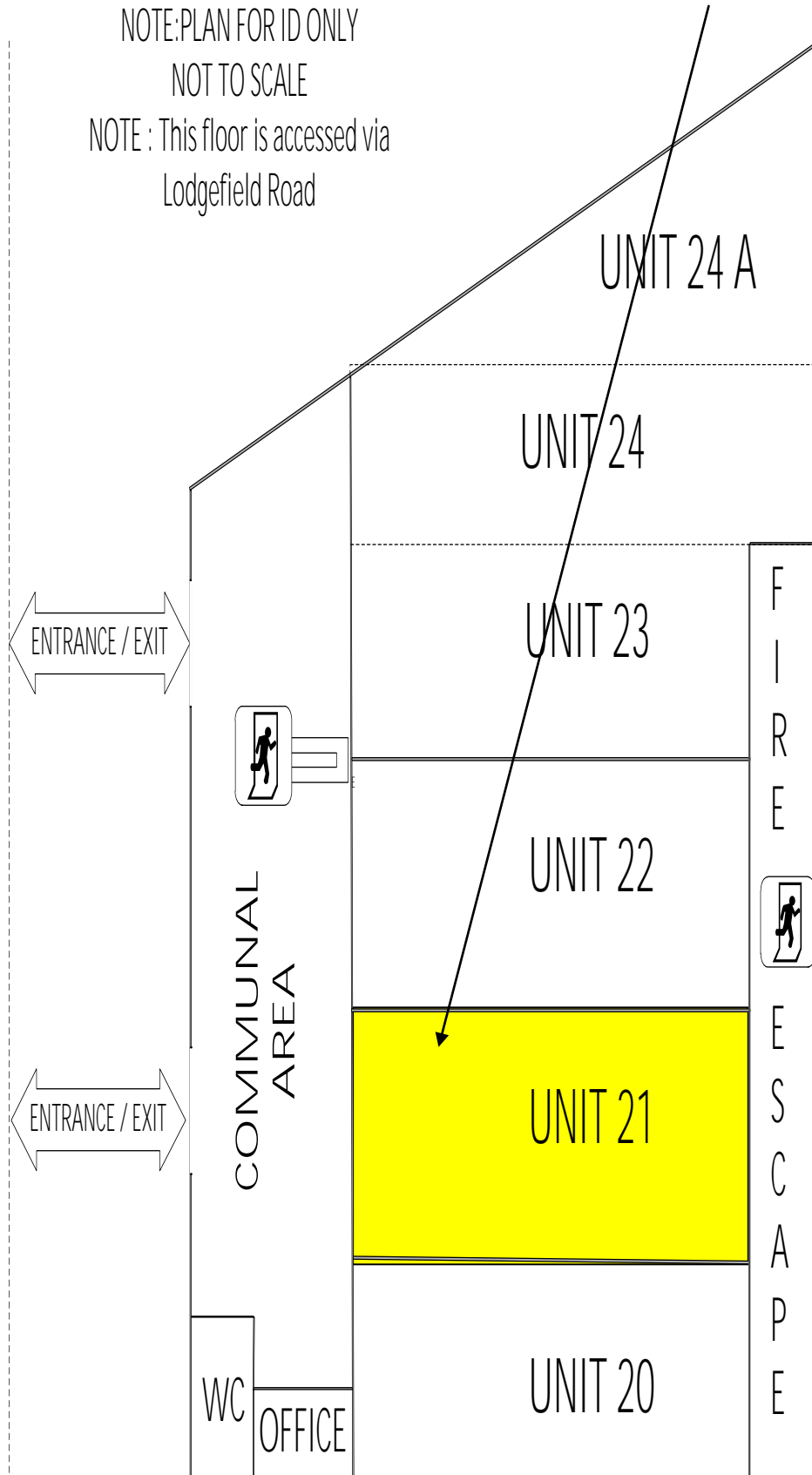
NOTE:PLAN FOR ID ONLY

NOT TO SCALE

NOTE : This floor is accessed via  
Lodgefield Road

**TO LET 1,700 SQFT  
(APPROX)**

LOGGEFIELD ROAD



COOMBS ROAD