



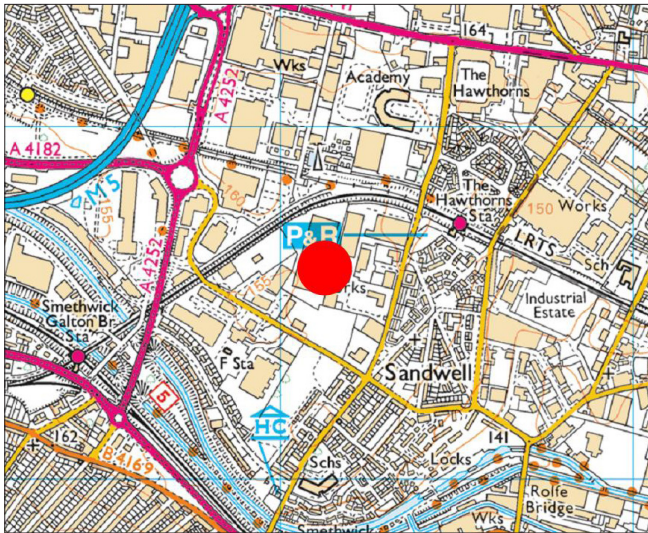
**HAWTHORNS BUSINESS PARK, HALFORDS LANE, WEST BROMWICH, B66 1BB**

TO LET – DETACHED INDUSTRIAL WAREHOUSE AND OFFICES - PRELIMINARY PARTICULARS

58,578 SQ FT (5,442.07 SQ M) GIA



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## Location

West Bromwich is located approximately 4 miles north west of Birmingham and well connected to the motorway network with Junction 1 of the M5 being located nearby. The M5 provides direct access onto the M6 and wider motorway network.

The property is situated on the Hawthorns Business Park, located only 0.5 miles from Junction 1 M5 and accessed via the A41 Birmingham Road. The Hawthorns railway station is located close by along Halfords Lane.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Warehouse	52,358 sq ft	(4,864.22 sq m)
Two storey offices	5,433 sq ft	(504.71 sq m)
Staff welfare	787 sq ft	(73.15 sq m)
<b>Total GIA</b>	<b>58,578 sq ft</b>	<b>(5,442.07 sq m)</b>

## Tenure

The property is available on a leasehold basis by way of a new full repairing and insuring lease.

## Business Rates

Interested parties should make their own enquiries to confirm the rates payable.

## Rent

On application.

## Description

The property comprises a detached industrial warehouse (to be comprehensively refurbished) with the following specification:

- Eight metre eaves height
- 12 level access doors
- Two storey offices
- Additional works offices and toilets
- Warehouse LED lighting and heating
- Large yard (35m-50m)
- Onsite parking
- Secured and gated site.

## EPC

The property has an EPC certificate rating – C56

## VAT

VAT will be payable on the transaction.

## Viewing

By appointment only through sole agents, Gerald Eve LLP.

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