SHENSTONE
TRADING ESTATE

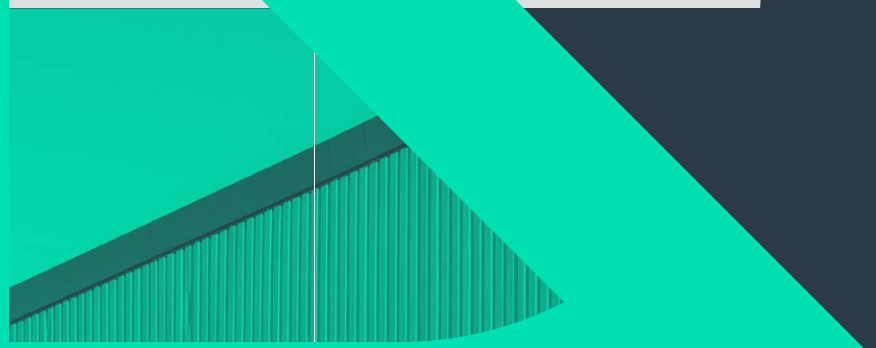
BROMSGROVE ROAD • HALESOWEN • B63 3XB

Part of AURORA PARKS

Units available from
1,659 to 8,875 sq ft
(154 to 825 sq.m)

Modern Multi-Let Industrial Estate

TO LET





Description.



A prominently located estate with CCTV and elecrically operated security gates close to Halesowen town centre and Junction 3 of the M5 motoray. Units are popular with trade counter, manufacturing and storage companies.

Block 3 Unit 2: 8,875 sq ft
The unit has recently undergone a comprehensive refurbishment, which includes a new roof. The unit benifits from front and rear roller shutter door access with a small yard area located towards the rear. The unit provides 160 KVA.

Block 6 Unit 4: 1,659 sq ft
The unit is of brick elevations arranged under a mono-pitched roof. The unit benefits from roller shutter access, w/c facilities and a small area for parking in front of the unit. The units provides occupiers with excellent roadside frontage onto Mucklow Hill.

Block 1 Unit 2: 4,614 sq ft
The unit has recently undergone a comprehensive refurbishment schedule including a new roof. The unit benefits from electric roller shutter door, office accommodation, small kitchenette and W/C facilities.

Accommodation.

Specification.



Block 1 Unit 2

- Electric Roll Shutter Door
- Recently comprehensively refurbished including a new roof
- On site CCTV
- Office Accommodation
- Kitchenette
- Road side presence

Block 3 Unit 2

- Front and rear roller shutter door access
- Recently comprehensively refurbished including a new roof
- Clear internal working height of 6m
- On site CCTV
- 160 KVA Power

Block 6 Unit 4

- Excellent road side frontage*
- Roller shutter door access
- On site CCTV
- 3-Phase Electricity

*on to Mucklow Hill







Location.

Click here to view Google Maps

What3Words silks.until.dare

A prominently located estate with CCTV and electrically operated security gates close to Halesowen town centre and Junction 3 of the M5 motorway. Units are popular with trade counter, manufacturing andstorage companies.

The estate itself is situated upon Bromsgrove Road (A459) which provides connections to the A456 dual carriageway and the M5 motorway located south-east of the estate. Halesowen town centre is located within close proximities of the trading estate, approximately 1 mile to the west. Occupiers benefit from a prominent roadside presence on an arterial route, with good access to major road networks and residential dwellings.

Further Information.

TERMS

The units are available on a new full repairing lease for a term to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT (if applicable).

RENT

Upon application.

VAT

All prices are quoted exclusive of VAT which is charged in addition at the rate prevailing.

RATEABLE VALUE

Interested parties are advised to contact the local valuation office for further information.

SERVICE CHARGE

A service charge is payable half yearly in advance to the managing agent and covers the cost of the management and upkeep of the common parts of the estate.

ENERGY PERFORMANCE CERTIFICATE RATING

Unit 2 Block 1 – D (87)

Unit 4 Block 6 – E (103)

Block 3 Unit 2 - B(33)



HGV DRIVETIMES	
Halesowen Town Centre	10 minutes
Birmingham City Centre	30 minutes
M5 Motorway	8 minutes
M42 Motorway	15 minutes
M6 Motorway	17 minutes



Contact.

For further information or to arrange a viewing please contact the joint agents:

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IN PARTNERSHIP WITH Hines

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