



Peacocks Industrial Estate, Providence Street, Cradley Heath, B64 5DG

£15,750 Per Annum

- Refurbished to a very good standard
- Established industrial estate close to Halesowen town centre
 - Replacement roof covering

All Buildings Great & Small



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TO LET - An opportunity to lease a newly refurbished unit (with modern roof covering) situated on a well established trading estate close to Cradley Heath town centre. Gross Internal Floor Area 196.15 sq.m. (2,111 sq.ft.) EPC = D (92)

ACCOMMODATION

WORKSHOP/WAREHOUSE: 22.13m min. x 8.77m (8.72m min.)

Electronically operated roller shutter door, pedestrian door, LED lighting, PVCu double glazed windows.

Incorporating:

ENTRANCE LOBBY

WASHROOM 1

WASHROOM 2

KITCHEN: 2.40m max. (1.44m min.) x 2.96m max. (1.84m min.)

OFFICE: 3.68m x 2.93m

GROSS INTERNAL FLOOR AREA: 196.15 SQ.M. (2,111 SQ.FT.)

OUTSIDE:

Communal estate road with parking available on the estate and near the building.

RATING ASSESSMENT :

Rateable Value (from 1st April 2026): £10,500.

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

LEASE:

The premises are to be let on lease for a term of six years incorporating a break clause and a rent review at the end of the third year of the term. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

RENT DEPOSIT:

A rent deposit of £2,000.00 (two thousand pounds) including VAT (£1,666.67 (one thousand six hundred and sixty six pounds and sixty seven pence) excluding VAT) will be held by the landlord for the duration of the lease.

SERVICE CHARGE:

A service charge will be levied to cover the maintenance of the site including estate roads, communal grounds, communal services, site security, related professional charges and management fees. An estimate of the current level of service charge will be provided on request. These charges will be subject to variation and should be confirmed by your legal advisor prior to entering into a lease agreement.

LEGAL COSTS:

On the basis that the tenant enters into a six year lease (with provision for a break clause after three years) each party will be responsible for their own legal costs.

REPAIRING LIABILITY:

Full repairing and insuring basis. The landlord will arrange insurance cover for the property and the tenant will reimburse the cost of the premium on a pro-rata basis on demand.

VAT:

The rent is subject to VAT.

SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. There is no gas supply. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.



Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

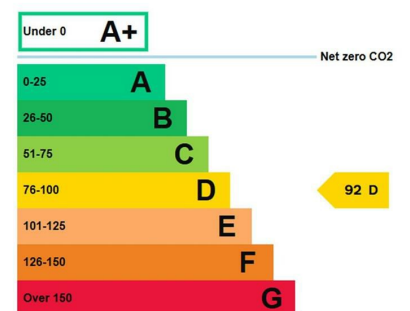
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



- Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 17940832