

AVAILABLE JUNE 2026
POTENTIAL TO SPLIT



TO LET Industrial/Warehouse Unit
76,854 sq.ft (7,139 sq.m)

Unit 2B & 2C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

- To be Refurbished
- Available June 2026
- 2 Miles from M5 Jct 1
- Well Maintained, Secure Estate
- Two Secure Yard Areas

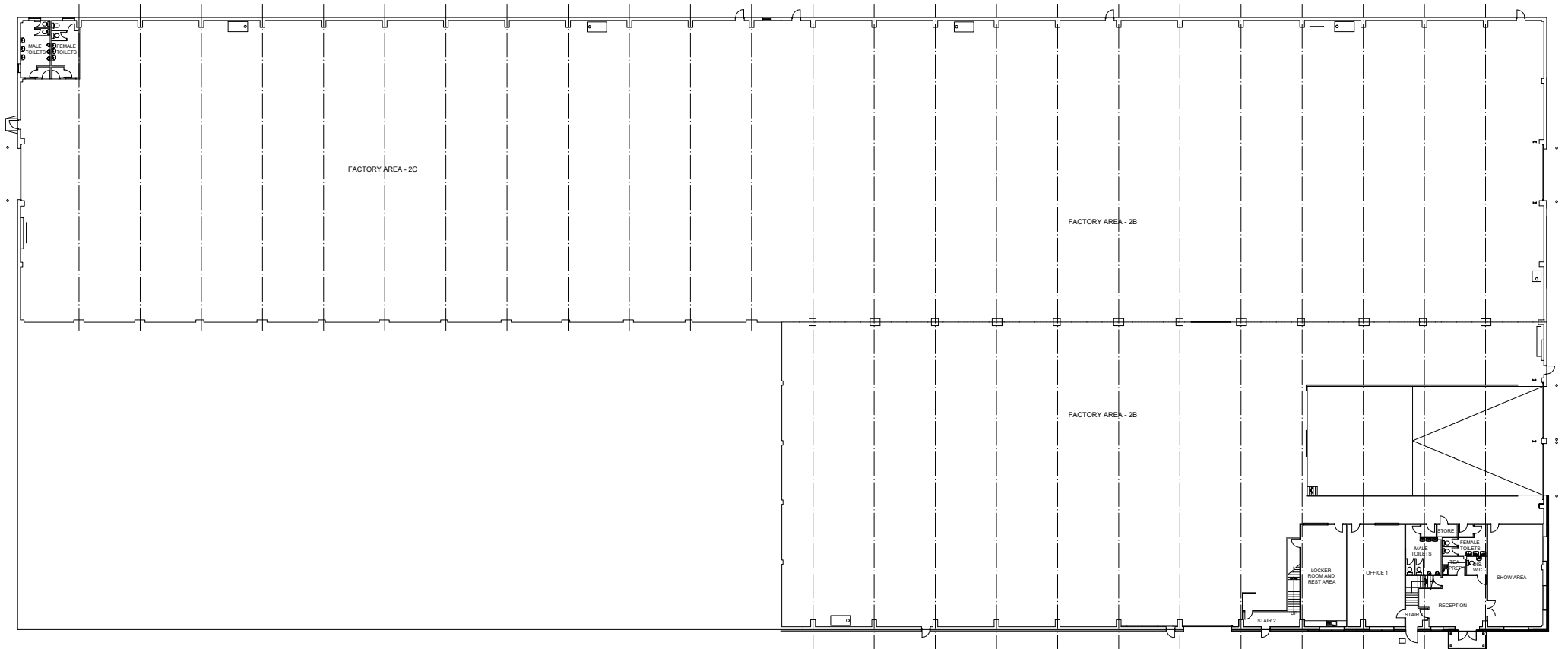
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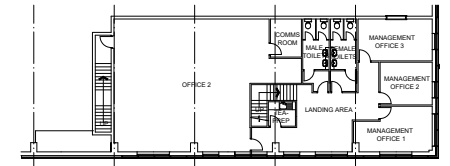
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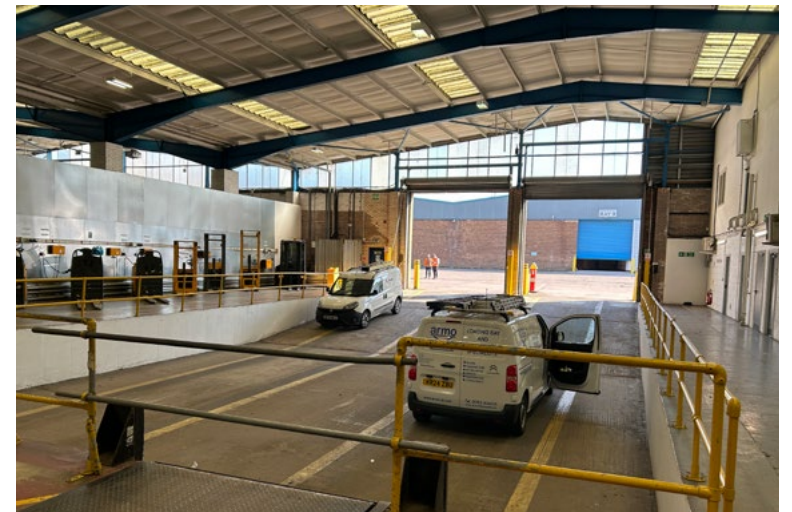
Potential To Split

Unit 2B
50,000 sq.ft

Unit 2C
c.26,000 sq.ft



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Description:

- Building area 76,854 sq.ft (7,139 sq.m)
- Additional trailer parking/external storage area available upon request
- Shared yard space at either end of building
- To be refurbished
- Available June 2026
- Two storey office accommodation

Rent
POA

Business Rates

Rateable Value £285,000

Service Charge

A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas. The service charge is equivalent to £0.50 psf.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Planning

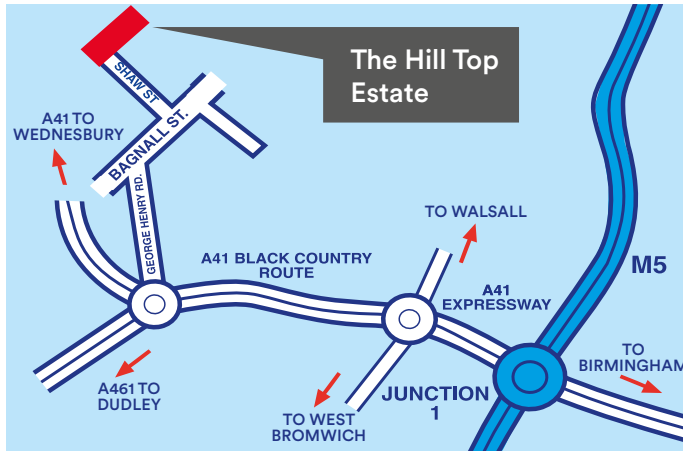
The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - B70 0TX

A well established industrial estate fully fenced and secured with a single entrance access point.

Junction 1 of the M5 motorway is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away via Bagnall Street and George Henry Road, giving good communication to the Black Country conurbation, West Midlands and beyond.



Viewing

Strictly via prior appointment with the appointed agent



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