

## SWAN LANE, WEST BROMWICH, B70 0NY



### LOCATION

The property is located mid-way between Birmingham and Wolverhampton. The A41 Black Country New Road dual carriageway lies to the south of the site giving easy access to the M5 and the M6 motorways.

### DESCRIPTION

The property is undergoing a full refurbishment to institutional standards and will include minimal office space. The yard areas are tarmacked, block paved and in good condition.

### ACCOMODATION

The floor areas are as follows:

Area	Sq ft	Sq m
Warehouse	16,575	1,539.66

\*Approximate Gross Internal Floor Areas

### TENURE

The property is available leasehold for a term to be agreed. Please contact the agents for quoting rents.

### SERVICES

We understand that all mains services are connected to the property. Prospective occupiers are advised to test the service and ensure they are suitable for their proposed use.

### BUSINESS RATES

Interested parties are able to verify the national non domestic rates payable with the Business Rates section of Sandwell Metropolitan Borough Council as the premises are to be reassessed.

### EPC

To be assessed on completion of refurbishment.

### PLANNING

We would advise any interested parties to make their own enquiries with the Local Authority.

### VAT

VAT is applicable

### VIEWING

Strictly by appointment only with the sole agent BNP Paribas Real Estate.

Kayleigh Holsey

BNP Paribas Real Estate

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**SUBJECT TO CONTRACT**  
**OCTOBER 2016**

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