Clock House, Forge Lane, Cradley Heath
Clock House, Forge Lane, Cradley Heath, B64 5AL

Prominent car sales, garage, light industrial site with future redevelopment potential.

- Two warehouses totalling 6,341 sq ft (589.10 sq m)
- Roadside frontage
- Opposite Cradley Heath Railway Station
- Large secure yard / parking area
- Consent for vehicle sales
- Total site area 0.43 acres
- Close to Cradley Heath town centre
- M5 Junction 3 approximately 4.5 miles
- Redevelopment potential (subject to planning)

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2 warehouse/industrial units with redevelopment potential

Location
Clock House is situated on Forge Lane, opposite Cradley Heath railway station.
Forge Lane is a short distance from Cradley Heath town centre, benefiting from convenient access to local shops.
Junction 3 of the M5 is approximately 4.5 miles distant.

Description
The premises provides two warehouse/industrial units benefiting from:
- Consent for vehicle sales
- Roller shutter door access
- Office facilities
- WC facilities
- Large secure yard and parking area
- 3 phase electricity
- Total site area of 0.43 acres

The property comprises two units totalling 6,341 sq ft.
Unit 1 is the older of the two buildings which was previously used for vehicle repairs. It has a wide roller shutter door for vehicle access measuring 5.5m wide by 3.4m high.
Unit 2 is a modern unit with a clear working height of 5.9m and roller shutter door access being 3.7m wide by 4.9m high.
The units benefit from a large secure yard for storage and parking.

Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>Warehouse</td>
<td>347.74</td>
<td>3,743</td>
</tr>
<tr>
<td>Unit 2</td>
<td>Warehouse</td>
<td>241.36</td>
<td>2,598</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td><strong>589.10</strong></td>
<td><strong>6,341</strong></td>
</tr>
</tbody>
</table>

Site Area
Total site area is 0.43 acres.

 Asking Price
£395,000 exclusive of VAT.

Rent
£37,500 per annum exclusive of VAT.

Tenure
The property is available on a freehold basis or on a new full repairing and insuring lease on negotiable terms.

Business Rates
Rateable Value £20,750
Rates Payable £9,960

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

EPC
To be re-assessed.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Money Laundering
The successful tenant will be required to submit information to comply with Money Laundering Regulations.

References
The successful tenant will need to provide a satisfactory bank reference, accounts and trade references for approval.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with the agent.
Locations
- Cradley Heath 0.6 miles
- Birmingham 11.4 miles
- M5 Junction 3 4.5 miles

Approximate Travel Distances

Nearest station
- Cradley Heath - adjacent to

Nearest Airports
- Birmingham Int 26.3 miles

Sat Nav Post Code
- B64 5AL

Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

TO LET/FOR SALE - CLOCK HOUSE, FORGE LANE