

Queens Court Trading Estate, Greet's Green Road,  
West Bromwich, B70 9EG



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Modern Industrial / Warehouse Unit  
Gross Internal Area: 1,900 - 3,500 ft<sup>2</sup>

**Location**

Queens Court Trading Estate is located on Greets Green Road, a short distance from the Black Country New Road which is accessed via the B4149 Phoenix Street.

West Bromwich Town Centre is approximately 1.5 miles distance with Junctions 1 and 2 of the M5 motorway being approximately 3 miles distance which provides good access to the Regional and National Motorway Networks.

**Description**

Queens Court Trading Estate is a fully maintained estate, comprising of purpose-built industrial units benefiting from great connectivity to the national motorway network.

This secure estate benefits from monitored CCTV and electric gates with 24-hour access.

The majority of the units are of steel frame construction with brick/clad elevations beneath an insulated pitched roof incorporating translucent roof lights.

Most of the units provide loading access via roller shutter doors along with separate pedestrian access. Further benefits include concrete flooring, integral offices, toilets and strip lighting.

There is ample car parking provided around the estate.

**Accommodation**

Unit	Size	Availability
Unit 28	1,900 ft2	October 2022
Unit 24	2,067 ft2	Immediately
Unit 14	2,180 ft2	January 2023
Unit 12	3,000 ft2	October 2022

**Rental / Terms**

The units are available to let on a new lease with length to be agreed at £8.00 per ft2 exclusive.

**Service Charge**

A small service charge is levied to cover the cost of the maintenance, upkeep, and security of the communal areas.

**VAT**

All prices quoted are exclusive of VAT which we understand is payable.

**Business Rates**

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

**Energy Performance Certificate**

Available upon request from the agent.

**Services**

We are advised that mains water, drainage, electricity, and gas are connected or available.

Interested parties are advised to check the position with their advisors/contractors.

**Legal Costs**

Each party to be responsible for their own legal cost incurred during this transaction.

**Planning Use**

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

**Viewings**

Strictly by prior appointment with the sole letting agent Siddall Jones on 0121 638 0500

