

TO LET

INDUSTRIAL UNITS

12/2024



PROPERTY SERVICES

07823 892 130

Email: property_services@sandwell.gov.uk

Property Services have a number of industrial units currently available to rent across the Borough ranging in size from 60 sqm (646sq ft) to 232 sqm (2500 sq. ft.)

All units are available on a three year full repairing and insuring lease basis, subject to a sealed bid process.

The lease includes a three month break option, which gives the tenant the opportunity to terminate the lease at three months' written notice. The notice is subject to all rent being paid to date and the unit being handed back to the Council in a condition that meets with the satisfaction of the Property Service's representative. A conditional survey of the unit will be undertaken before the unit is let and again upon return to Property Services.

Units may be used for any industrial use within Class E, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Uses for motor vehicle repairs, motor vehicle breaking, tyre fitting and repairs, valeting, taxi services are not permitted or any other use that may be deemed inappropriate.

Virtual 360 videos are available to view premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Applications for premises must be made on the formal sealed offer and application to lease form, which can accessed via the following link:

https://my.sandwell.gov.uk/service/application_to_lease

In order to fill in an application to lease form, you will be asked to create a My Sandwell Account. If you already have a My Sandwell account you will be asked to log in.

Once you have completed the form, you will receive an automated email confirming your application has been submitted, with a list of documents that will be required. Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market. For the property to be formally "Under Offer", however, the offeror will be required to pay an online payment of £750 towards the council's initial fees; all other fees will be collected near formal completion of the lease.

The under offer fee is non-refundable and will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

Please Note: Where Properties are marked "UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.

In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror: -

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- A satisfactory credit report from an accredited credit reference agency, which will need to include the scoring information.
- Company accounts for the last three years or from the time of trading, if the lease is to be granted to a registered company.

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, together with the under offer fee, within 4 weeks from the date of the Heads of Terms; you will be asked to provide confirmation in respect of the under offer fee.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

Rent will be payable in advance via standing order. A rent deposit bond equal to three months of the agreed rent will also be required.

The Council will insure the building but will recover the insurance premium from the tenant by way of additional rent.

Lessees will be responsible for payment of the Council's legal costs in connection with preparation of the lease.

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Storage compounds are available to let on a short term basis, with further information available on request. Any applications will be considered at the Council's discretion.

BUSINESS RATES

For information with regards to rates payable, please contact Business Rates on 0121 368 1155.

Alternatively, please follow the link below for other ways to contact them.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates



Sandwell
Metropolitan Borough Council

Sandwell Business Growth

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Sandwell Business Growth Team is open for business and eager to help companies by offering a range of support, such as:

Business support and advice – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

Location and relocation services – including free property searches and accompanied site visits

Development ready support – such as fast-track planning and other decisions on key local projects

Accessing finance – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

Technical expertise – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

Strategic partners – helping you identify and establish key contacts and networks to accelerate your business growth plans

Recruitment of suitable talent – our free recruitment and training services can help you attract the right staff.

Becoming a supplier to Sandwell Council – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly. Sandwell Business Growth also offers a range of services from recruitment to apprenticeship support.

For more information on Business Growth Support please visit:
<https://sandwellbusinessgrowth.com/>

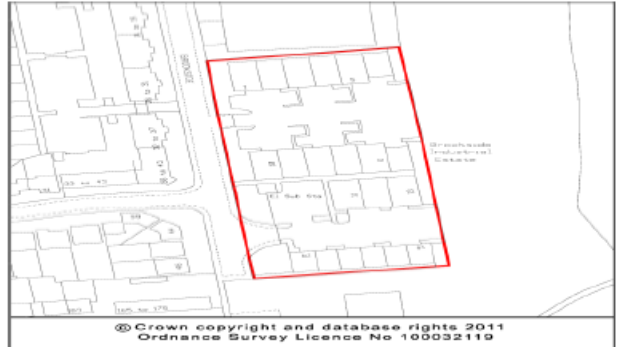
For more information about social value and community benefits for targeted recruitment and training you can contact the Community Benefits & Social Value Officer Karen Richards on karen_richards@sandwell.gov.uk

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon.

All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.

Brookside Industrial Park, Wednesbury, WS10 0QZ



SEALED OFFERS IN EXCESS OF THE RENT PER ANNUM FIGURE SHOWN BELOW ARE INVITED FOR ALL AVAILABLE INDUSTRIAL UNITS BY NO LATER THAN NOON TUESDAY 31 DECEMBER 2024

Location

The units are located at Brookside, off Crankhall Lane, Wednesbury. Conveniently situated near the A461 Walsall - Stourbridge Road and just one mile from Junction 9 of the M6 Motorway.

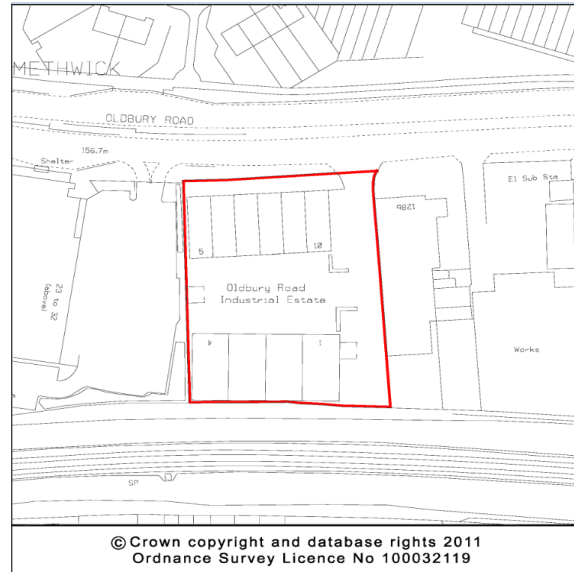
Specification

The Estate offers modern purpose built industrial units with good parking and service areas. The units are insulated with brick walls topped by steel cladding. The steel profile roofs have roof lights. The roller shutter doors on units 1 - 13 are 3m x 3m, those on units 14 - 19 are 2.5m x 2.5m.

There is a provision for three phase electricity, water and gas.

UNIT NUMBER	AREA	RENT (PER ANNUM)	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Unit 9	100.98 m ² (1,087 sq'ft)	£6,250	£5,900	£2,944	(E)
Unit 17 UNDER OFFER	60.01m ² (646 sq'ft)	£4,400	£3,650	£1,821	(D)
Unit 18	60.1 m ² (646 sq'ft)	£3,950	£3,65	£1,822	(E)

Oldbury Road Industrial Estate, Smethwick B66 1JE



SEALED OFFERS IN EXCESS OF THE RENT PER ANNUM FIGURE SHOWN BELOW ARE INVITED FOR ALL AVAILABLE INDUSTRIAL UNITS BY NO LATER THAN NOON TUESDAY 31 DECEMBER 2024

Location

The units are located at Oldbury Road Industrial Estate, just off the A457 Oldbury-Smethwick Road. There is easy access to Oldbury Town Centre, with West Bromwich Town Centre and Junction 1 of the M5 Motorway one mile away.

Specification

The units are of portal frame construction with 2.2m insulated cavity walls and insulated steel sheet cladding above the brickwork. The roof is of profiled steel sheeting with translucent roof lights. Floors are of concrete finish with a maximum loading of 1040lb per square foot (50 kn per square metre).

Goods access to each unit is via a 3.3m by 3.5m manually operated roller shutter door with a concrete surfaced service area.

UNIT NUMBER	AREA	RENT	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Unit 1	2446 sq ft (227.23 sq m)	£14,500 pa	£12,250	£6,112.75	B

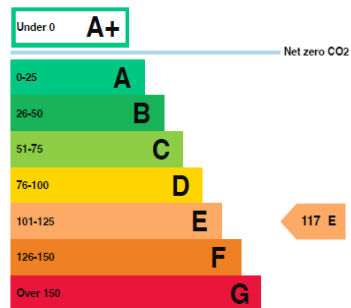
**ENERGY
PERFORMANCE
CERTIFICATES**

Energy performance certificate (EPC)

UNIT 9 BROOKSIDE, WS10 0QZ	Energy rating E	Valid until: 21 May 2033 Certificate number: 6841-7320-2026-1483-8358
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Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **10 A**

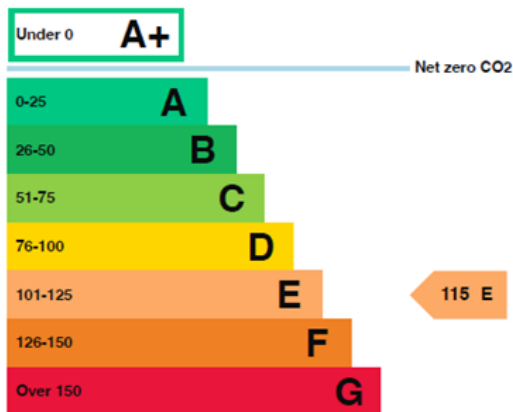
If typical of the existing stock **38 B**

Energy performance certificate (EPC)

18 Brookside Industrial Park Brookside WEDNESBURY WS10 0QZ	Energy rating E	Valid until: 21 May 2033 <hr/> Certificate number: 0947-9006-5987-7687-3489
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Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

48 B

Energy performance certificate (EPC)

Unit 1
Oldbury Road Industrial Estate
Oldbury Road
SMETHWICK
B66 1JE

Energy rating

D

Valid until

20 June 2033

Certificate number

3746-8984-4593-5242-6899

Property type

General Industrial and Special
Industrial Groups

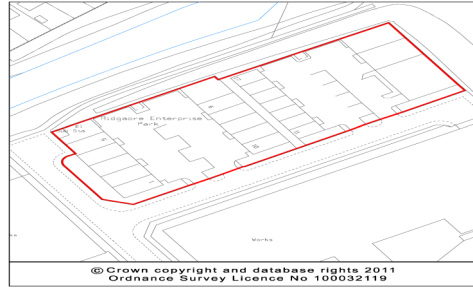
Total floor area

1,394 square metres

**The following premises are “UNDER OFFER”
this means the property is no longer
available and will remain in the marketing
particulars until formal completion of the
lease.**

**Please do not submit an offer for these
premises, as your application will be invalid.**

Ridgacre Road Enterprise Park, West Bromwich, B71 1BW



UNDER OFFER

Location

The units are located at Ridgacre Road (off Church Lane), West Bromwich between Black Lake, the A41 Birmingham - Wolverhampton Road, and All Saints Way, the A4031 Oldbury - Walsall Road. There is easy access to West Bromwich town centre and junction 1 of the M5 motorway 2 miles away.

Specification

The units 1 - 10 are of portal frame construction with 2.1 m insulated cavity walls and insulated steel sheet cladding above the brickwork. The roof is of profiles steel sheeting with translucent roof lights. Goods access is via a 3m by 3m manually operated roller shutter door, with a concrete surfaced service area. Yards 5 and 6 are surfaced with concrete and enclosed by brick walls.

Units 11 - 17 are constructed of load bearing external walls. The roof is of mono pitched steel sheeting with translucent roof lights. Goods access is via a 2.5m by 2.5m manually operated roller shutter door with concrete/ asphalt surfaced service area.

There is a provision for three phase electricity, water and gas. Service charge applicable.

Compounds 1 & 2 are situated within phase 2 within Ridgacre Enterprise Park that is located off Ridgacre Road (off Church Lane). They consist of hard surfaced storage enclosed by concrete gravel boards with access through double leaf palisade gates.

UNIT NUMBER	AREA	RENT (PER ANNUM)	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Unit 2 UNDER OFFER	115.66 m ² (1245 sq ft)	£6,500	£6,300	£3,144	(D)
Unit 17 UNDER OFFER	60.01 m ² (646 sq'ft)	£3,950	£3,800	£1,896	(E)

**Energy Performance
Certificates for premises
'UNDER OFFER'**

Energy performance certificate (EPC)

17 Brookside Industrial Park Brookside WEDNESBURY WS10 0QZ		Energy rating D
Valid until 18 December 2033	Certificate number 7381-9609-6476-4998-1812	

Property type Offices and Workshop Businesses

Total floor area 56 square metres

Energy performance certificate (EPC)

Unit 2
Ridgacre Enterprise Park
Ridgacre Road
WEST BROMWICH
B71 1BW

Energy rating

D

Valid until

21 November 2028

Certificate number

0630-0038-2119-4499-1096

Property type

B1 Offices and Workshop businesses

Total floor area

109 square metres

Energy performance certificate (EPC)

Unit 17
Ridgacre Enterprise Park
Ridgacre Road
WEST BROMWICH
B71 1BW

Energy rating

E

Valid until

28 November 2028

Certificate number

0710-0938-7159-5429-7092

Property type

B1 Offices and Workshop businesses

Total floor area

60 square metres
