

TO LET



FOLKES PROPERTIES 1697

INDUSTRIAL WAREHOUSE UNIT AVAILABLE TO LET

Unit 6 – Washington Centre
14,918 sq. ft.

Halesowen Road, Netherton, DY2 9RE

Interested? Call Sara Garratt: 0121 455 9455



To Let

- Detached industrial warehouse unit
- 2 storey office block

14,918 sq. ft. (1,385 sq. m.)

Warehouse & Office unit. Prime location.

2.5 miles from **M5 J2**

6.5 miles from **M6 J9**

7.5 miles from **M6 J10**

14.5 miles from **Birmingham Airport**

Unit 6 Washington Centre, Halesowen Road, Netherton, DY2 9RE

Undergoing Refurbishment .

This industrial warehouse unit is strategically located on Washington Centre, just off the A459 Halesowen Road, providing a prime position for businesses. Unit 6 comprises a modern warehouse unit with integral office accommodation.

Located approximately 1.5 miles from Merry Hill and 8 miles from Birmingham City Centre, Washington Centre offers excellent motorway links, just 2.5 miles from Junction 2 of the M5 and 6.5 miles from the M6 and Junction 9. This advantageous location enhances logistical efficiency and provides easy access to a broad range of regional and national destinations

Rental: Upon application, contact the agent Sara Garratt at Harris Lamb for further details.

EPC Rating: C (63)

Service Charge: £3,470 pa

Lease Terms: The property is available on a new full repairing and insuring lease.

Planning: We understand that the property has planning consent for B2 (General industrial), B8 (Storage and Distribution), E(g) (Light Industrial)



Key features.

The building provides efficient and cost-effective unit space benefitting from:

- **Modern building with new roof**
- **Currently undergoing two storey office refurbishment with full welfare facilities**
- **Well managed landscaped environment**
- **Minimum 6m eaves rising to 7.25m at the apex**
- **Approximately 2.5 miles from Junction 2 of the M5.**



*Internal images above are from Unit 5, images represent the planned refurbishment standard being undertaken.

Transport connections.

The site is in a great location that links you to main roads and motorways.

Roads	Distance	Train Station	Distance	Airports	Distance	Local Area	Distance
M5 J2	2.5 miles	Cradley Heath	1 mile	Birmingham	14.5 miles	ALDI	450 m
M6 J9	6.5 miles	Old Hill	1.5 miles	East Midlands	40 miles	Lidl	550 m
M6 J10	7.5 miles					Merry Hill	1.5 miles
						Dudley Golf Club	1.5 miles



The unit space.

- The unit features elevations that are part brick and part metal cladding, and it is topped with an insulated profile metal clad roof that incorporates translucent roof lights, providing excellent natural lighting. Additionally, the unit is equipped with high bay LED lighting and up-and-over loading access doors.
- Office accommodation is provided via an external 2 storey brick built building benefitting from carpeting throughout, surface mounted LED lighting, gas fired central heating, male and female toilets and kitchenette facilities.

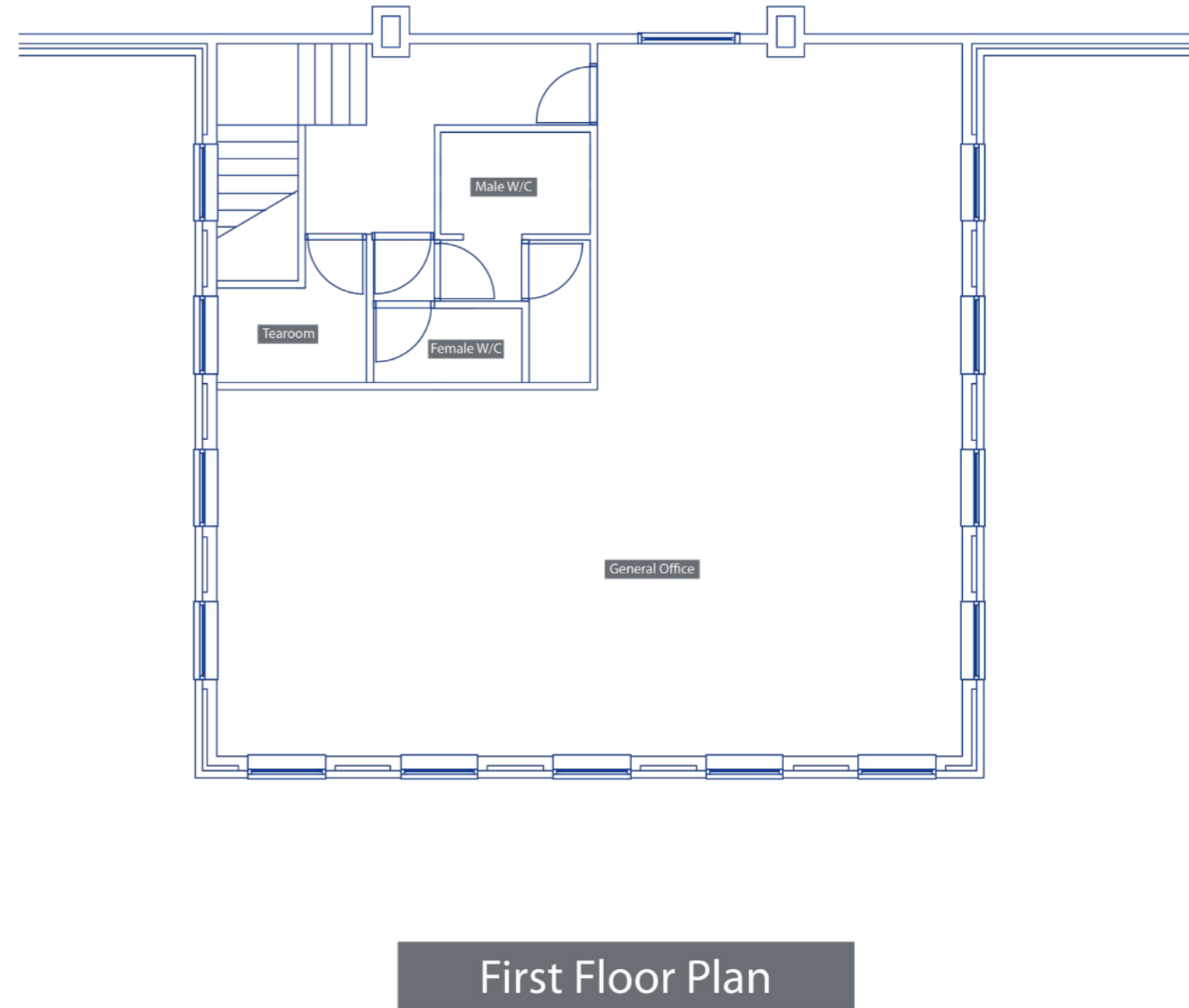
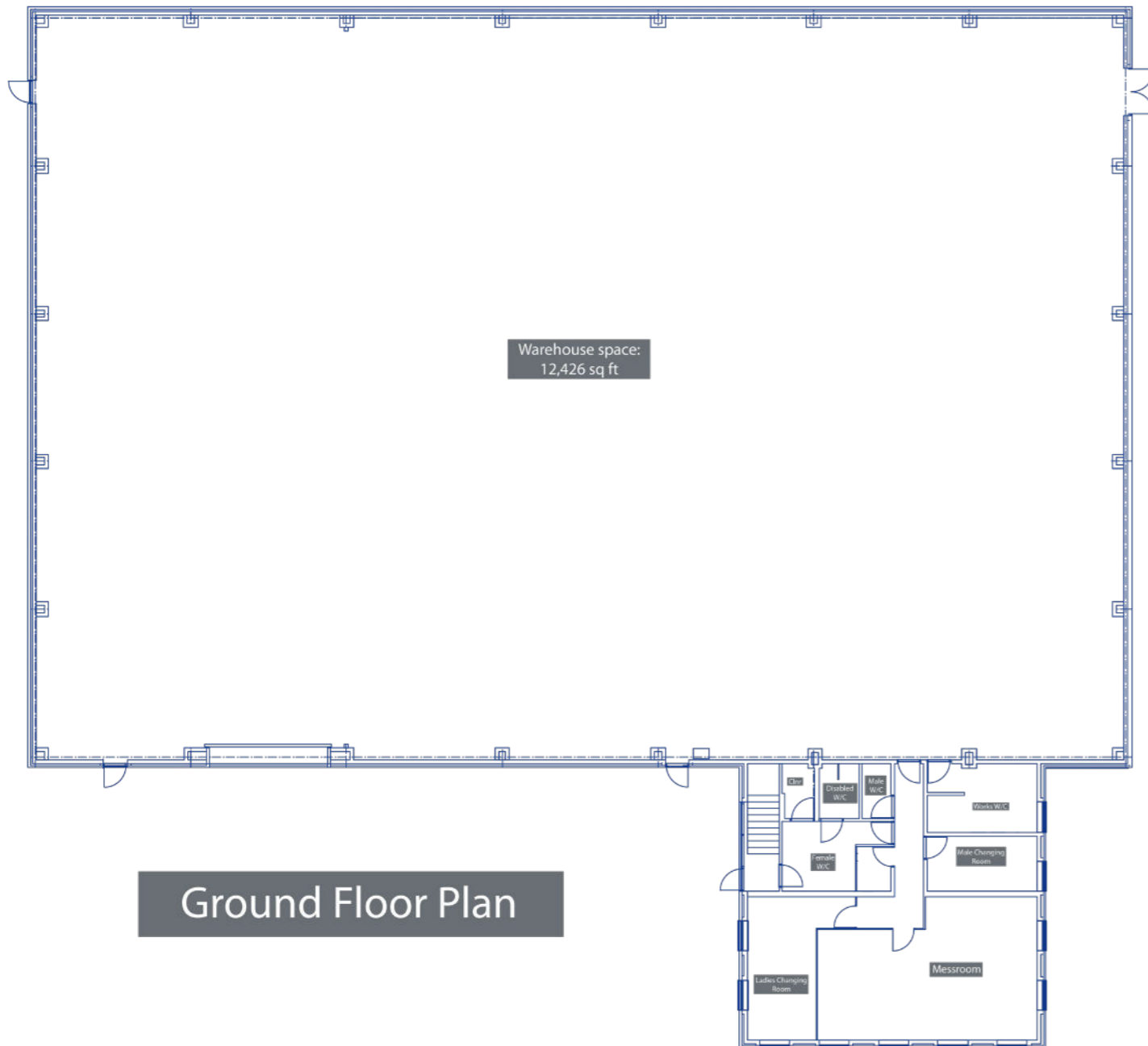
Available unit space.W

The subject property provides an industrial/warehouse unit of steel framed construction with a minimum eaves height of approximately 6 metres rising to a height of 7.25 metres at the apex.

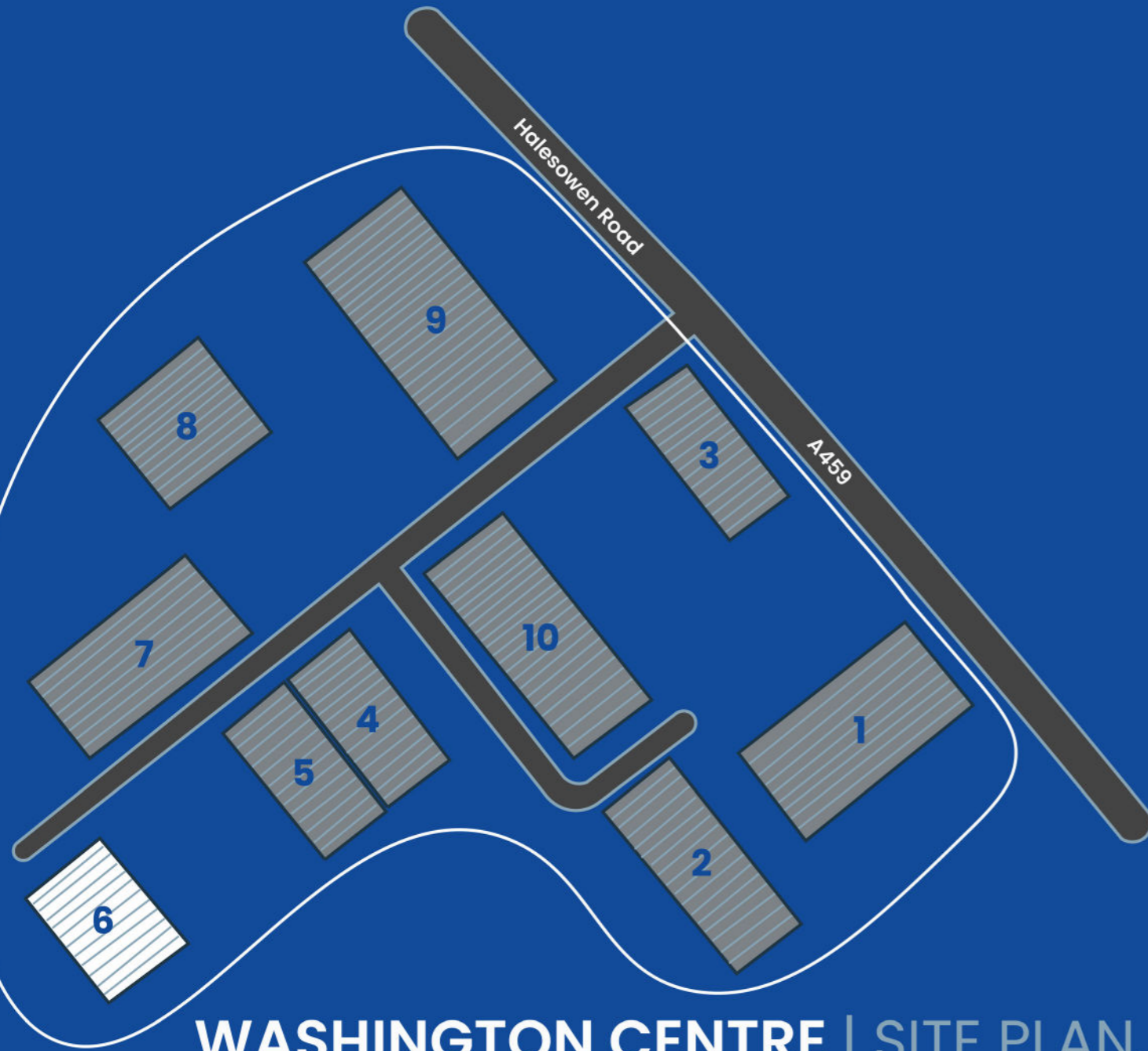
Unit Space	Sq. ft.	Sq. m.
Warehouse	12,426	1,154.39
Offices (ground & first floor)	2,492	231.44
Approx. Gross Internal Area (GIA)	14,918	1,385.83

Rates Payable (2024 – 2025): £42,042

Rateable Value (2023): £77,000



The site plan.



WASHINGTON CENTRE | SITE PLAN.



FOLKES PROPERTIES¹⁶⁹⁷
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FOLKES PROPERTIES¹⁶⁹⁷

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