

To let

Space for business

INDUSTRIAL/WAREHOUSE SPACE

25,400 sq ft (2,360 sq m)



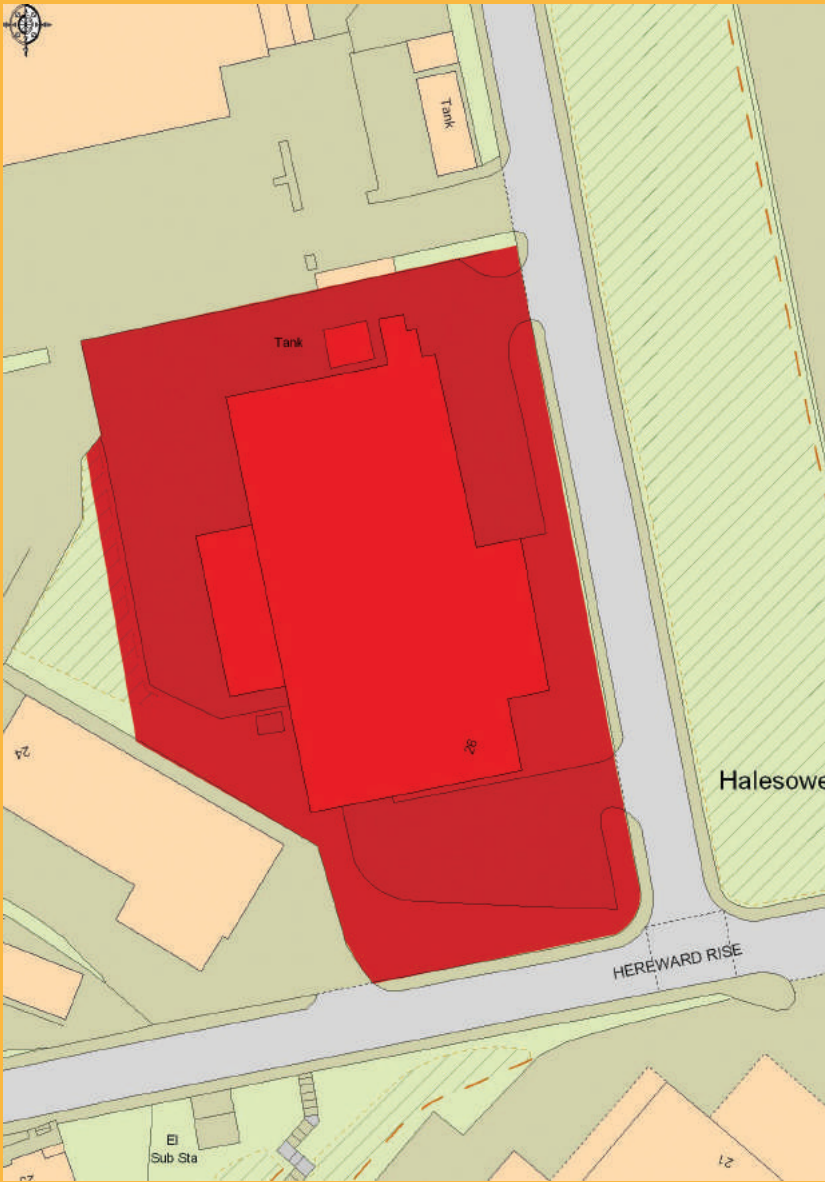
Unit 2 Amber Way

Halesowen, B62 8AY



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

The property comprises a factory/warehouse with 2 separate yard areas accessed by roller shutter doors. Each yard has a separate access point from Amber Way. The unit has a single story external office block which provides a reception area, works kitchen and employee amenity facility. The car parking to the premises is contained in an area adjacent to the office area.

Location and Access

The property is located on Amber Way, Halesowen, just off the A459 Dudley Road. The property benefits from excellent access to junction 3 of the M5 motorway, within 2 miles, providing excellent access to the greater Midlands and the rest of the country via the motorway network. The A459 provides direct access to the regional road network.

Unit Sizes

	Sq ft	Sq m
Warehouse	20,000	1,858
Offices	3,400	316
External Storage	2,000	186
Total	25,400	2,360

Features and Benefits

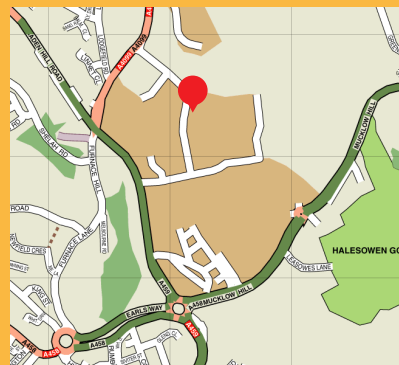
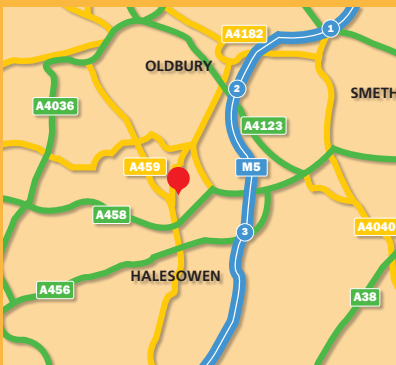
- High profile corner site
- 2 Roller Shutter Doors
- 2 yard areas

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.



Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. April 2013.

The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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