



To Let: 13 Credenda Road

West Bromwich | Staffordshire | B70 7JE





To Let - Prominent Trade Counter / Commercial Unit with Secure Yard in West Bromwich

13 Credenda Road, West Bromwich presents a rare opportunity to lease a detached commercial/trade counter unit within an established and well-regarded commercial estate. Occupying a prominent frontage onto Credenda Road, the property benefits from strong visibility and convenient access for trade, industrial and distribution occupiers.

The unit extends to a Gross Internal Area of Approximately 7,458 sq ft (629.87 sq m) and provides versatile accommodation including a workshop, office space and external yard. The unit is available to let for £48,000 per annum (exclusive).

13 Credenda Road

The property comprises of a single storey detached unit with versatile accommodation arranged as workshop, office, and yard. The property a Total Gross Internal Area of approximately 7,458 sq ft (629.87 m sq) sits on a site area of circa 0.159 hectares (0.394 acres).

The main property is of steel frame construction, clad in a combination of steel sheeting and brickwork with transparent roof lights. A brickwork projection to the front elevation provides office accommodation. The property has an eaves height of approximately 4.5 metres and benefits from an up-and-over loading door to the front elevation.

Externally, the unit benefits from a secure concrete yard accessed via Credenda Road.



Location

The property occupies a prominent frontage onto Credenda Road within an established commercial estate, positioned to the south-west of West Bromwich and to the north of Oldbury. The location benefits from excellent access to the motorway network, providing direct connections across the Midlands and to the wider national road network.

Key Location Highlights

- Established commercial estate environment with neighbouring occupiers including Weatherite, Neo Granite, Midland Tyres and AST Tyres.
- Strategic Black Country location approximately 7 miles north-west of Birmingham.
- Excellent motorway connectivity via the M5 and M6, supporting regional and national distribution.
- Situated within the Metropolitan Borough of Sandwell, forming part of the wider West Midlands conurbation.
- West Bromwich population of 103,112 (2021 Census), providing a substantial labour pool and customer base.

West Bromwich combines strong regional transport links, an established industrial and commercial base and immediate access to local amenities, making it an attractive and practical location for trade counter, industrial and distribution occupiers.



Accommodation

WAREHOUSE & OFFICE

TOTAL GROSS INTERNAL AREA - 7,458 ft sq | 629.87 m sq

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

TBC

Rent

£48,000 per annum (Forty-Eight Thousand Pounds) (exclusive).

VAT

The property is understood to be elected for VAT. All prices and figures are quoted exclusive of VAT.

EPC

TBC

Legal Costs

The incoming tenant is to be responsible for the landlords' legal costs in the granting of the lease.

Local Authority

Sandwell Metropolitan Borough Council
Sandwell Council House, Freeth Street
Oldbury, B69 9SZ

 0121 558 1959

 <https://www.sandwell.gov.uk/>

Tenure

The property is offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals

Services

(not tested at the time of inspection prospective tenants to rely on their own enquiries). Mains water; electricity (three phase) and drainage are understood to be connected to the property.

Planning

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential commercial uses.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

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Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

