

**AVAILABLE FROM
DECEMBER 2026**



TO LET Industrial/Warehouse Unit
26,934 sq.ft (2,502.3 sq.m)

Unit 1C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

• 2 Miles from M5 Jct 1 • Well Maintained, Secure Estate • Secure Yard Areas Available by Negotiation

M **M[®]Core**
LCP UK

**01384
400123**

lcpgroup.co.uk





Unit size – 26,934 sq ft
Shared yard space opposite – part can
be privately demised upon agreement

Unit 1C, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

Description:

- Building area 26,934 sq.ft (2,502.3 sq.m)
- To be refurbished
- Available December 2026
- Single storey office accommodation
- Secure yard areas available by negotiation

Rent

£190,000 per annum plus VAT.

Business Rates

Tenant to make their own enquiry with the VOA.

Service Charge

A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas. The service charge is equivalent to £0.50 psf.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Planning

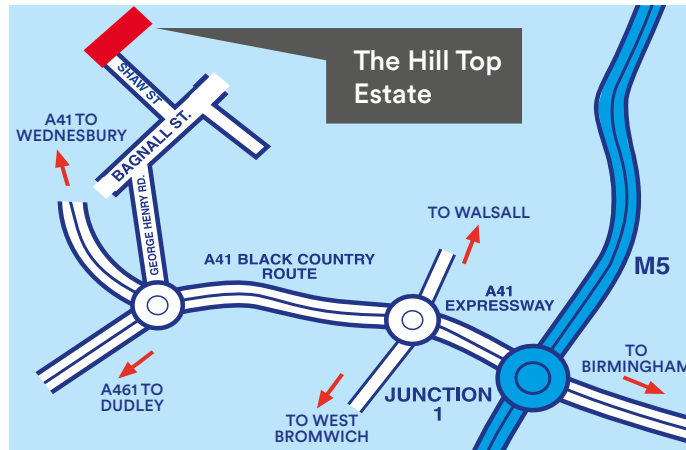
The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - B70 0TX

A well established industrial estate fully fenced and secured with a single entrance access point.

Junction 1 of the M5 motorway is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away via Bagnall Street and George Henry Road, giving good communication to the Black Country conurbation, West Midlands and beyond.



Viewing

Strictly via prior appointment with the appointed agent



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