

# TO LET<br/>INDUSTRIAL UNITS

11/2025



# **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

- Upon successful acceptance of an offer, a viewing of the premises will be offered by email to the successful applicant, who will need to provide a contact name and number of the individual who will be attending the viewing (maximum of 2 individuals per viewing). If these details are not provided, the viewing will be cancelled.
  - At the viewing, each individual attending will be required to bring photo ID. The officer from Property Services will then take a photograph of the ID for our records. If photo ID is not presented, the viewing will not proceed. Please note, if you choose to proceed with your offer following the viewing, the council will still require certified ID from a Solicitor which will be confirmed when Heads of Terms are issued. Acceptable form of photo ID is a photo driving licence or passport.

Applications for premises must be made on the formal sealed offer and application to lease form, which can accessed via the following link. When completing the Sealed Offer and Application to Lease form, the council will require detailed information with regards to your proposed use. For example, if you will be using the unit for storage, you will need to mention what items will be stored in connection with your business or trade.

### 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.

<u>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.</u>



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. photo 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 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 FRIDAY 28 NOVEMBER 2025

### **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  $3m \times 3m$ , those on units 14-19 are  $2.5m \times 2.5m$ .

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

UNIT	AREA	RENT	RATEABLE	RATES	ENERGY
NUMBER		(PER ANNUM)	VALUE	PAYABLE	RATING
Unit 9	100.98 m <sup>2</sup> (1,087 sq ft)	£6,800	£5,900	£2,944	(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 FRIDAY 28 NOVEMBER 2025

### **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.

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

UNIT NUMBER	AREA	RENT (per annum)	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Unit 1*	227.23 sq m (2446 sq ft)	£14,500	£12,250	£6,113	(B)

<sup>\*</sup>A video is not available for this premises, however photographs are available on the following pages.

# Oldbury Road Industrial Estate, Smethwick B66 1JE





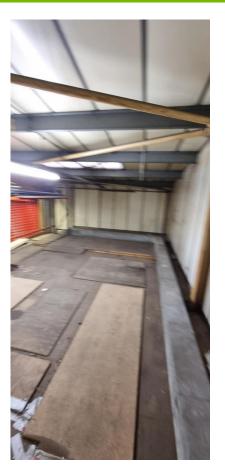




# Oldbury Road Industrial Estate, Smethwick B66 1JE









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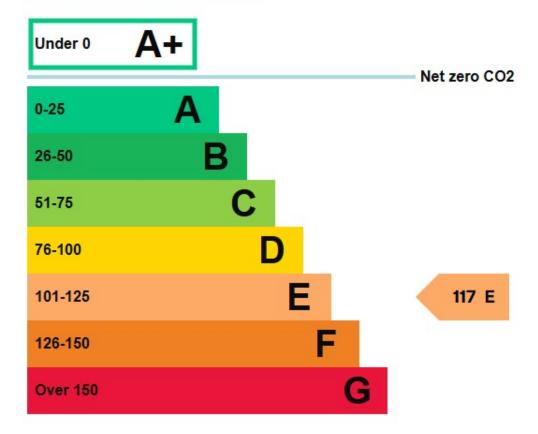
# ENERGY PERFORMANCE CERTIFICATES FOR PREMISES AVAILABLE 'TO LET'

# **Energy performance certificate (EPC)**



# **Energy rating and score**

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

# Energy performance certificate (EPC)

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

Valid until: 4 April 2032

Certificate number: 8217-0440-0327-6380-4383

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

1394 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

# Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 A+

0-25 A

28-50 B 48 B

61-75 C

78-100 D

101-126 E

128-150 F

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

18 | A

If typical of the existing stock

53 | C

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.

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

UNIT NUMBER	AREA	RENT (PER ANNUM)	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Compound 3 (Under Offer)	217.39 m <sup>2</sup> (2340 sq ft)	£2,200	£4,400	£2,196	N/A
Unit 13 (Under Offer)*	60.01 m <sup>2</sup> (646 sq ft)	£3,950	£3,900	£1,946	(E)

<sup>\*</sup>PLEASE DO NOT SUBMIT OFFERS FOR PREMISES SHOWN UNDER OFFER.

# ENERGY PERFORMANCE CERTIFICATES FOR PEMISES UNDER OFFER

# Energy performance certificate (EPC)



Offices and Workshop Businesses		
56 square metres		

# Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

Under 0 A+

Not zero CO2

0-25 A

26-50 B

51-75 C

76-100 D

101-125 E 116 E

126-150 F

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.