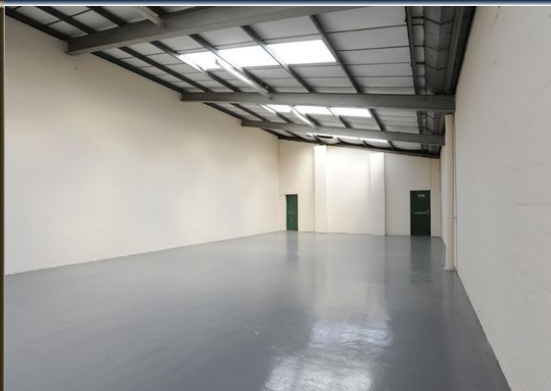




**TO LET**

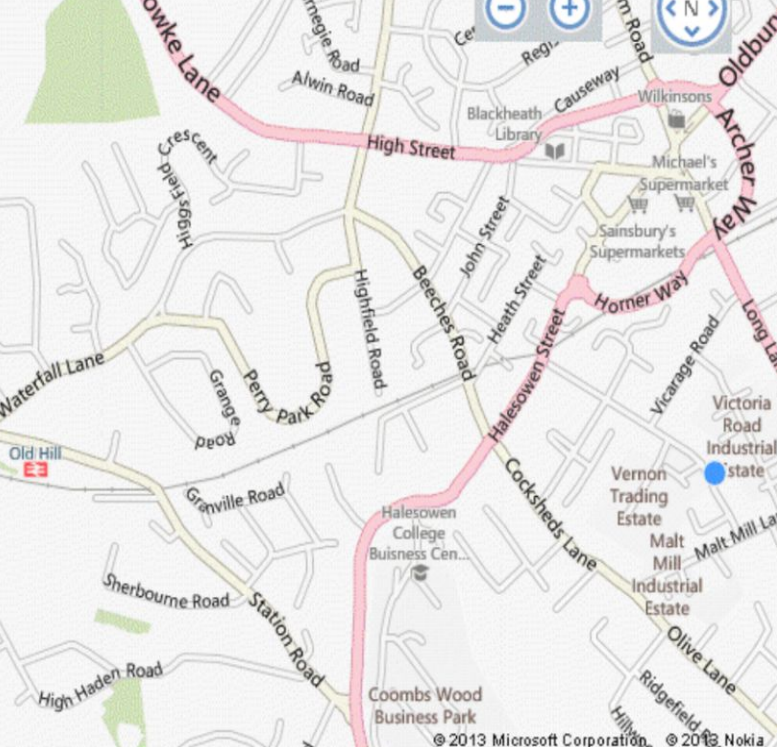
# Vernon Trading Estate

New John Street, Blackheath, West Midlands, B62 8HT



- Established Location
- Gated Site With Monitored CCTV
- Three Phase Electricity
- Purpose Built Office Space
- Flexible Terms
- Rent Incentives Available

**WORKSHOP / INDUSTRIAL UNITS**  
**1,678 - 1,689 st ft (155.9 - 156.9 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
M5 J2	6.5	13	Car
Rowley Regis Train Station	0.8	3	Car

Source: theAA.com

# Vernon Trading Estate

New John Street, Blackheath, West Midlands



## DESCRIPTION

The Estate comprises 12 purpose built industrial units arranged in three terraces, ranging in size from 1,678 sq ft to 1,689 sq ft.

## SPECIFICATION

- Steel Portal Frame Construction
- Brick Elevation
- Mono Pitched Roof
- Roller Shutter Door
- Seperate Personnel Entrance
- Office and Toilet Accomodation
- Parking to Front of Unit

## EPC

Details regarding individual EPCs can be found on the accompanying schedule.

## LOCATION

Blackheath lies to the North west of central Birmingham and within easy access to junction 2 of the M5 motorway and junction 8 of the M6 motorway.

The site is accessed via the A4099 Halesowen Street.

Rowley Regis railway station is located less than 1 mile from the Estate.

## TERMS

Units are available to let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move quickly with minimal fuss and no legal fees.

## VIEWING / FURTHER INFO

For further information or to arrange an appointment to view please contact :-



Managing Properties  
On Behalf of  
Northern Trust  
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**Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA**

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