

# Industrial / Warehouse Unit

42,923 SQ FT (3,987 SQ M)

Colliers

FOR SALE

## Vector Industrial Park

Church Lane, West Bromwich, B71 1DG

- Freehold Opportunity
- Popular location with good road links
- Eaves height of 9.9m in main warehouse
- Site total 2.09 acres
- Dedicated car parking

### Contact Us

Tom Arnold  
Associate Director  
07880 091416  
Tom.Arnold@colliers.com

[Colliers.com/uk/industrial](https://colliers.com/uk/industrial)





## Location

The subject property is situated on the northern side of Church Lane. The site can be accessed via White's Road to the West, and Johnsons Bridge Road to the East.

West Bromwich is an established commercial and residential centre in the West Midlands conurbation and is situated approximately five miles northwest of Birmingham City Centre.

The town has excellent road communications, with Junction 1 of the M5 motorway lying circa 1.5 miles to the east of the town centre.

## Description

The subject property comprises a main industrial unit along with a small detached storage unit.

## Terms

Upon application.

## Business Rates

Available on request.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and other costs quoted exclusive of VAT.

## Areas (GIA)

Unit / Floor	SQ FT	SQ M
Warehouse	29,548	2,745
First Floor Offices	5,018	466
First Floor Storage	3,331	309
Detached Storage Unit	5,026	467
<b>TOTAL GIA</b>	<b>42,923</b>	<b>3,987</b>



**Tom Arnold**  
 Mobile: 07880 091416  
 Email: [tom.arnold@colliers.com](mailto:tom.arnold@colliers.com)

### Disclaimer

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### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.