



CRADLEY ENTERPRISE CENTRE LIMITED

Maypole Fields, Cradley,
Halesowen, West Midlands B63 2QB
Tel: 01384 411819.

Email: enquiries@cradleyenterprise.co.uk

Web: www.cradleyenterprise.co.uk

Contact: Denise 07715 498841

GENERAL INFORMATION



Cradley Enterprise Centre is a thriving mix of offices, workshops and self-storage facilities. Located within walking distance of Cradley Railway Station and the Merry Hill Centre, it is easily accessible by car, bus or train. Parking is free. Access is 24/7. Alarms/ CCTV are in place. Landlord and maintenance team are on-site. Currently at 98% occupancy, tenants include several Internet Traders, IT, Accountants, Professional Services, Manufacturers, etc.

Also on site are a number of 'self-store' units, which are offered at a substantial discount for tenants, and allow storage of products or paperwork (ideal for internet traders, etc.)

EXAMPLE UNIT Approx 900 sq.ft Just £450 pm + VAT + utilities
Rates payable to Dudley MBC approx £87pm* (or foc till Apr 2014)



A14 is a large square unit, currently subdivided into reception/display/office, rear management office, square storage area, and smaller (much taller) storage area. However if required, these divisions can be removed to leave a larger open plan unit (which because of the height could incorporate a mezzanine).

It is on the ground floor, with easy vehicle access to side doors, with wide double-doors for easy loading/unloading.

Toilet and kitchen facilities are to the rear of the property and are maintained and cleaned regularly by Cradley Enterprise Centre.

Parking is onsite and is FOC.

Access is 25/7. Alarms, CCTV are in place for shared access points.

The unit is suitable for a wide range of uses, either office based with storage, or as a workshop.

Single phase powerpoints are throughout the unit. 3-phase could be supplied if required.

Terms are monthly licence. £200 deposit required (returnable).

Management office on-site allows for deliveries when you cannot be on site.

Small meeting room (up to 6 people) available foc for ½ day a month.

SELF-STORE UNITS

Self-store units from 100sq.ft (10ft wide, 10ft deep, 10ft high), with large double doors for easy access (door access width is 6ft 6in). Internal units, driving through large roller shutters and into an internal drive way. All clean, dry and very secure. 24/7 access available

100sq.ft @ £112.00 per month all inclusive

200sq.ft @ £205.00 month all inclusive

300sq.ft – 900+ sq.ft – ask for details



Note figs quoted for rates are based on Small Firms Business rates.