

**UNIT 1, SPON LANE INDUSTRIAL ESTATE, SPRING ROAD, SMETHWICK, B66 1PE  
18,914 SQ FT (1,757.17 SQ M) – MODERN WAREHOUSE / PRODUCTION UNIT**



- Ready For Immediate Occupation
- Detached Property With Main Road Frontage
- Modern Portal Frame Warehouse
- 6m Clear Working Height
- Two Storey Office Accommodation
- Secure Gated Yard / Car Parking
- 24 Hour Monitored CCTV
- Easy Access To J1 Of M5



## LOCATION

Spon Lane Industrial Estate is situated on Spring Road, being adjacent to the M5 Motorway and accessed off the A4031 Spon Lane South. This road links with both the A4182 to the north and A457 Oldbury Road to the south and both lead to Junction 1 of the M5 half a mile to the east via the A4252 (Telford Way). West Bromwich town centre and Oldbury town centre are approximately 1½ miles and 2 miles distant respectively.

## DESCRIPTION

The detached unit is of single storey steel portal frame construction beneath a lined sheeted roof, with profile clad and blockwork elevations. Access into the main warehouse area is via a roller shutter door to the side of the unit, off a small forecourt providing vehicular access. The warehouse has a clear working height of approximately 6 metres. The two storey office accommodation is located to the front of the property. The unit has lighting throughout, double glazed windows and male and female toilet facilities. It also benefits from main road frontage.

The estate includes 24 hour monitored CCTV security and secure parking for approximately 20 vehicles.

## ACCOMMODATION

	<b>SQ M</b>	<b>SQ FT</b>	<b>RENT (PA)</b>	<b>RATEABLE VALUE</b>	<b>RATES PAYABLE 2018/19</b>
<b>Unit 1</b>	1,757.17	18,914	£85,113	£76,000	£37,468

## PLANNING

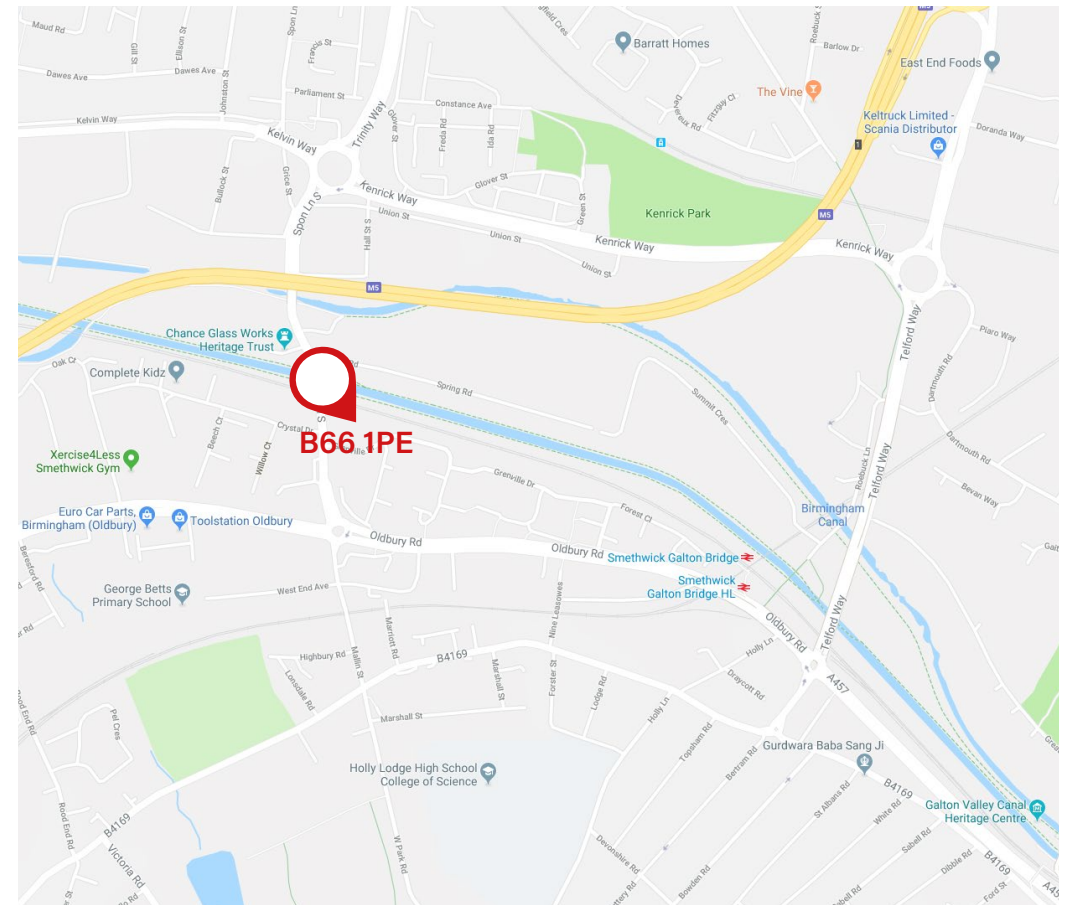
The unit is suitable for uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 2005. Interested parties are advised to speak to the local authority in respect of their proposed use.

## LEASE

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

## EPC RATING

The property has an Energy Performance Rating of E.



## LEGAL COSTS

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

## SERVICES

We understand that all mains services are connected.

## FIXTURES & FITTINGS

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.



### VIEWINGS

**James Darby**

Darby Keye Property

0121 647 3541 07951 147 417

[james.darby@darbykeye.co.uk](mailto:james.darby@darbykeye.co.uk)

**Duncan Bedhall**

Fisher German

0121 561 7888

[duncan.bedhall@fishergerman.co.uk](mailto:duncan.bedhall@fishergerman.co.uk)

**Chris Keye**

Darby Keye Property

0121 647 3541 07951 147 421

[chris.keye@darbykeye.co.uk](mailto:chris.keye@darbykeye.co.uk)



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**0121 561 7888**

[fishergerman.co.uk](http://fishergerman.co.uk)



**Darby  
Keye**

[darbykeye.co.uk](http://darbykeye.co.uk)

**0121 647 3541**