

**UNIT 4, SPON LANE INDUSTRIAL ESTATE, SPRING ROAD, SMETHWICK, B66 1PE  
11,802 SQ FT (1,096.50 M2)**



- Single Storey Office Accommodation
- Clear Working Height Approximately 4.6 Metres
- Single Roller Shutter Door Access
- Easy Access to Junction 1 of M5
- To be Refurbished

## LOCATION

The premises are located on Spon Lane Industrial Estate on Spring Road, 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 1.5 miles and 2 miles distant respectively.

## ACCOMMODATION

	<b>SQ FT</b>	<b>SQ M</b>
Warehouse	10,784	1,001.90
Office	1,018	94.60
<b>Total</b>	<b>11,802</b>	<b>1,096.50</b>

## RENT

Rent on application.

## TENURE

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

## DESCRIPTION

Unit 4 is a 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 single roller shutter door to the front measuring 4.76 metres high and a width of 4.71 metres. The unit has a small forecourt providing vehicular access and parking. The unit has a clear working height of approximately 4.6 metres.

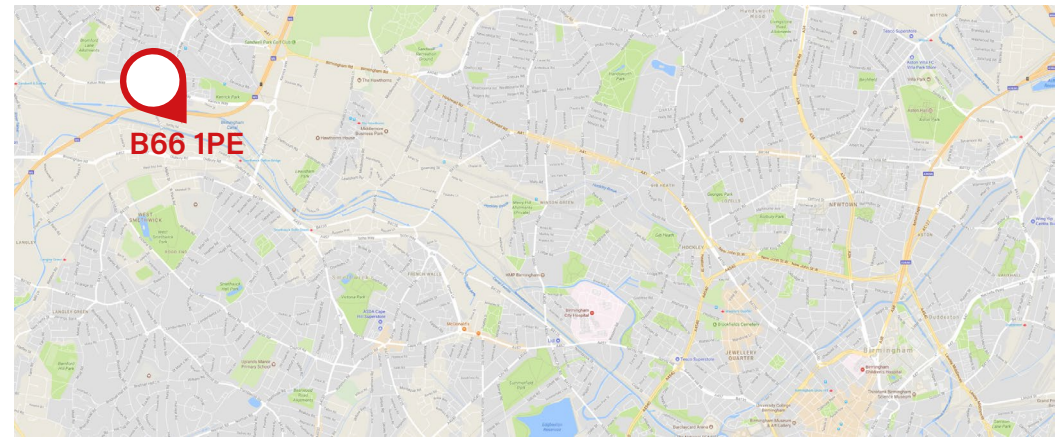
The single storey office accommodation is located to the front of the unit. The unit has lighting throughout, double glazed windows and toilet facilities.

## BUSINESS RATES

Rateable Value: £37,750  
Rates Payable 2020/21: £19,479 (approx.)

## LEGAL COSTS

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



## MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.

## SERVICES

We understand that mains services are available to the property, namely mains water, electricity, gas and mains drainage.

## FIXTURES & FITTINGS

Any fixture 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.

## ENERGY PERFORMANCE RATING

The property has an Energy Performance Rating of C.

## VIEWINGS

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