

MODERN SELF-CONTAINED WAREHOUSE WITH SECURE YARD - 22,034 SQ FT (2,047.04 SQ M)
UNIT 4 RABONE PARK, SMETHWICK, BIRMINGHAM, B66 2NN (CLOSE TO JUNCTION 1 M5)



- Modern Portal Frame Construction
- 7m to Eaves
- 2 Ground Level Loading Doors
- Secure Loading Yard
- Heating and Lighting
- Excellent Access to the Midlands Motorway Network



LOCATION

The subject premises are situated on Rabone Park off Rabone Lane, Smethwick, an established industrial location approximately 1 mile from junction 1 of the M5, which in turn provides access to national motorway network including the M6, M42 and the M40.

Birmingham City Centre is approximately 1.5 miles distant. The location also benefits from excellent public transport links with the City Centre and greater Birmingham.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Office	246.77	2,656
First Floor Office	182.64	1,966
Warehouse	1,617.63	17,412
Total	2,047.04	22,034

PLANNING

B1, B2 & B8

BUSINESS RATES

Rateable Value - £98,000

Rates Payable 2018/19 - £48,314

TENURE

The premises are available on a freehold basis.

QUOTING PRICE

On application.

DESCRIPTION

The premises comprise a detached, modern, steel portal frame warehouse with metal dual pitched roof over, offering the following specification:

- Double storey integral air conditioned office accommodation
- 7m eaves height
- Sodium lighting
- Gas fired warm air blower to the warehouse
- 2 level access loading doors
- Works canteen
- III Phase electric supply
- Private secure loading yard
- Private secure car park

LEGAL COSTS

Each side to bear their own legal and surveyors costs incurred in the transaction.

EPC RATING

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

← 72 This is how energy efficient the building is.

Net zero CO₂ emissions



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