

TO LET

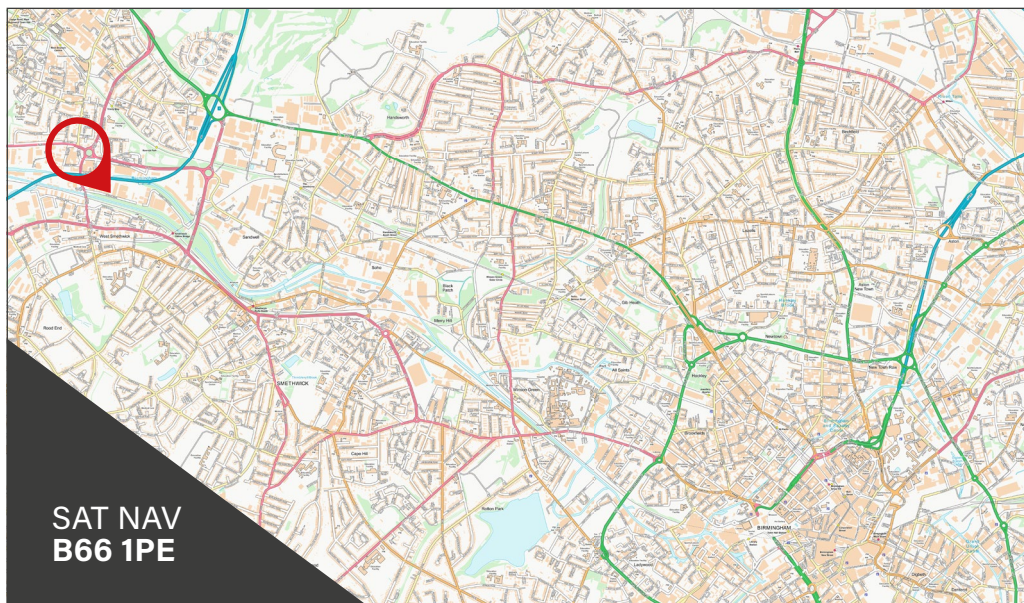
- › Includes Single Storey Office Accommodation
- › Eaves Height 5.35m
- › Single Roller Shutter Door Access
- › Secure Gated Rear Storage Yard
- › Easy Access to Junction 1 of M5

BRAND NEW ROOF COVERING IN PLACE

UNIT 2 SPRING ROAD INDUSTRIAL ESTATE

SPRING ROAD, SMETHWICK, B66 1PE

9,200 SQ FT (854.70 SQ M)
INDUSTRIAL WAREHOUSE / PRODUCTION UNIT



LOCATION

The premises are located on Spring Road 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.

DESCRIPTION

Unit 2 is an end of terrace, steel portal frame industrial/warehouse unit with lined insulated roof and profile cladding and blockwork elevations. The warehouse benefits from an eaves height of 5.35 metres rising to 6.45 metres at the apex. Access is via a single roller shutter door to the front elevation. To the front elevation is a single storey office block. Externally, there is a fenced, concrete surfaced forecourt for loading and car parking. At the side of the premises is a roadway providing access to a small rear tarmac surfaced yard area.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	8,187	760.60
Office	1,013	94.10
Total	9,200	854.70

RENT

Rent on application.

TENURE

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

BUSINESS RATES

Rateable Value: £31,500
Rates Payable 2021/22: £16,128 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

All mains services are available and connected to the premises, namely mains water, electricity, gas and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

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.

EPC

To be assessed following refurbishment.

VIEWINGS



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