

Mileway

Spring Road Industrial Estate Smethwick

Available to Let
Warehouse
7,436 - 31,226 sq ft (691 - 2,901 sq m)



LED lighting



Roller shutter doors



Eaves heights from 5.2m



Allocated parking



Spring Road Industrial Estate

Spring Road Industrial Estate, Spon Lane South, West Bromwich Smethwick B66 1PF



Description

Units 3, 5 and 12 are available to let. Units 3 & 5 are undergoing refurbishment (completion 22nd April 2024) with Unit 12 having been recently refurbished. All units comprise of single storey office space and W/C facilities. The units benefit from roller shutter door access, LED lighting, allocated parking and secure gated access.

Location

Spring Road Industrial Estate/Smethwick works is strategically located off the A4031 Spon Lane South, which links to the A4182 to the north and A457 Oldbury Road to the south. The estate is also 0.6 miles from Junction 1 of the M5. West Bromwich town centre and Oldbury town centre are approximately 1.5 miles and 2 miles distant respectively.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	11,830	1,099	Immediately
Unit 5	Warehouse	11,960	1,111	Immediately
Unit 12	Warehouse	7,436	691	Under offer
Total		31,226	2,901	

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