



**ALPHA**  
BUSINESS PARK

BEVAN WAY,  
WEST BROMWICH  
B66 1BZ

 PILL.RISK.COUNT

## MODERN INDUSTRIAL WAREHOUSE WITH OFFICES

- 6.5M CLEAR WORKING HEIGHT
- 2 LEVEL LOADING DOORS
- REFURBISHED THROUGHOUT
- EXCELLENT ACCESS TO M5 JCT 1  
& BIRMINGHAM CITY CENTRE

**TO LET**  
**UNIT 5:**  
**22,514 SQ FT**



# ACCOMMODATION & SPECIFICATION

Alpha Park provides well specified warehouse accommodation in an established industrial location, with positive road connectivity & access to labour.

UNIT 5	SQ FT	SQ M
Warehouse Area	19,321	1,795
Ground floor offices	1,623	151
Mezzanine	1,570	146
TOTAL GIA (approx)	22,514	2,092

Unit 5 has been recently refurbished and benefits from the following:



Refurbished office accommodation



Generous Yard Depths and Parking Provision



LED Lighting



EPC B or higher



Excellent motorway access

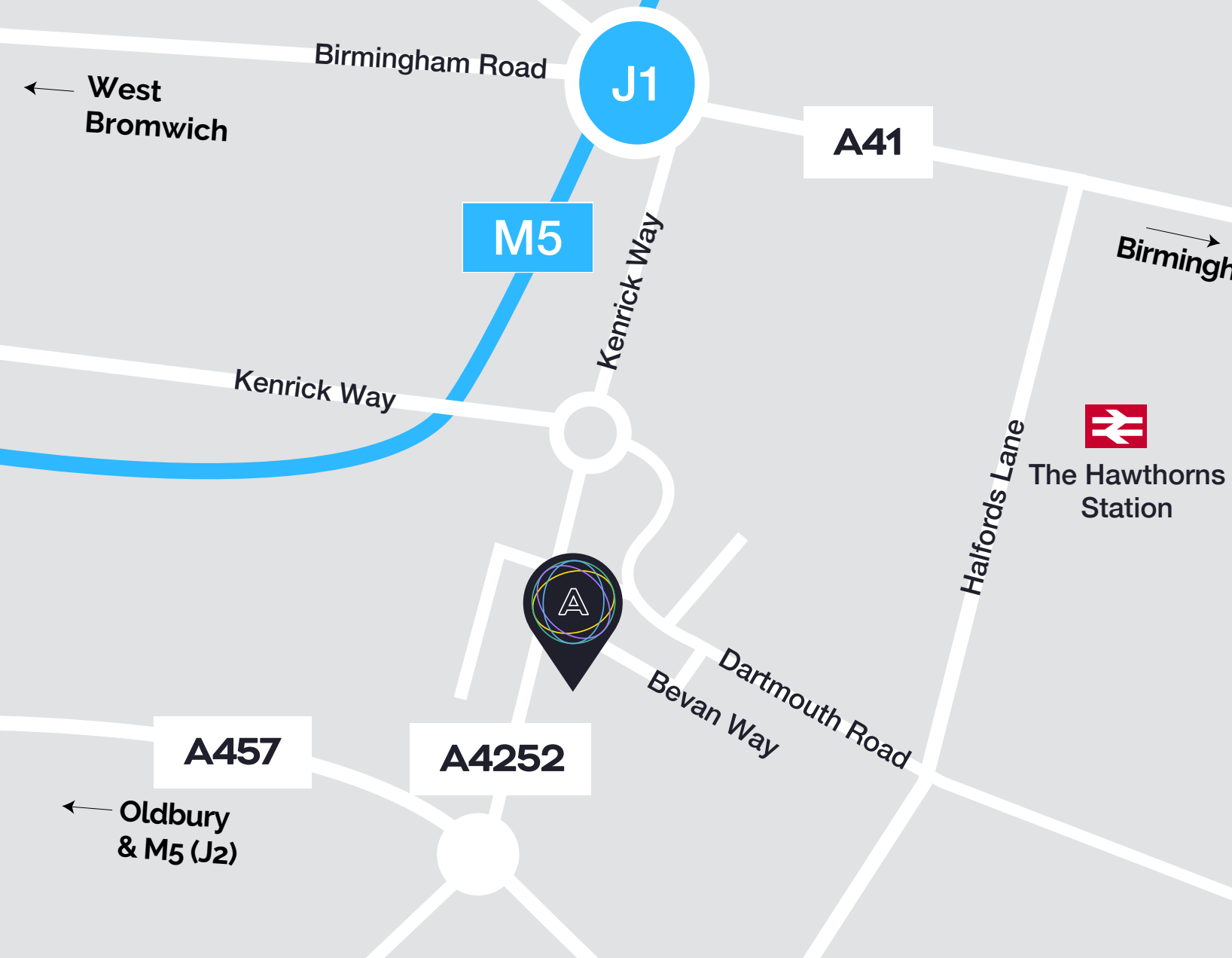


2 x Electric Roller Shutter Doors



Eaves height of 6.5m





## LOCATION

The unit is located on the popular Alpha Business Park on Bevan Way, off Dartmouth Road that in turn links to the main A4168 Kenrick Way in West Bromwich.

Kenrick Way provides direct access to Junction 1 of the M5 motorway approximately 0.5 miles from the subject property, in turn linking to the M6, M42, M40 and National Motorway Network.



## TRAVEL TIMES



M5 (J1)	0.5 miles	2 mins
M6 (J8)	4 miles	16 mins
Birmingham	5 miles	14mins
Wolverhampton	11 miles	25 mins
M42	14 miles	17 mins



Smethwick Galton Bridge Station	0.7 miles (15 mins walk)
The Hawthorns Train Station	0.7 miles (15 mins walk)
Smethwick Rolfe Street Station	0.8 miles (18 mins walk)
Sandwell & Dudley Train Station	2 miles (40 mins walk)



Birmingham Airport	20 miles	30 mins
East Midlands Airport	46 miles	53 mins



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## FURTHER INFORMATION

### EPC

An EPC certificate will be available upon request.

### TERMS

The unit is available on a new lease to be agreed.

### CONTACT

For further information, or to arrange an inspection, please contact the joint agents:



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