

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 3, JRP INDUSTRIAL ESTATE,
DOWNING STREET, SMETHWICK, B66 2JL**



3,769 SQ FT (350.2 SQ M)

- ESTABLISHED LOCATION
- FULLY REFURBISHED
- THREE PHASE ELECTRICITY
- FLEXIBLE TERMS

■
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Location

The properties are situated fronting Downing Street just off the main Rabone Lane in Smethwick. The premises are well situated for easy access to most nearby Midlands Towns having good access to Junction 1 and Junction 2 of the M5 Motorway at West Bromwich and Oldbury approximately ¼ mile and 2 miles away respectively. Within walking distance is Handsworth Booth Street Midland Metro Station with regular service to and from Birmingham Snow Hill and Wolverhampton St George's.

Description

The premises comprises a detached factory workshop premises of steel portal framed construction with part brick and part steel cladding to elevations surmounted by a pitched roof with profile sheet cladding incorporating translucent roof light panels. Internally the property benefits from a concrete floor, a pitched roof, office, a kitchen & WC facilities and a metal roller shutter door to the front.

Externally there is a shared concrete yard to the front which can be used for loading/unloading.

Accommodation

Unit 3	SQ FT	SQ M
Ground Floor	3,769	350.2
TOTAL	3,769	350.2

Energy Performance Certificates

Details available upon request.

Services

We are advised all main services are connected to include gas, water and three phase electricity.

Tenure/Rent

The accommodation is available on a leasehold basis at a quoting rent of £18,000 per annum exclusive, subject to terms.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £8,900. Rates payable will be in the region of £4,263.10 per annum. Small business rate relief may be applicable.

Interested parties are advised to make their own enquiries to Sandwell MBC on 0845 351 0017.

VAT

This property is not elected for VAT.

Legal Costs

Each party to pay their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment with the sole agents, Mason Young Property Consultants.

Contact Details

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