

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 123 MIDDLEMORE INDUSTRIAL  
ESTATE, SMETHWICK, B21 0AY**



**2,828 SQ FT (262.8 SQ M)**

- ESTABLISHED LOCATION
- SECURE ESTATE
- THREE PHASE ELECTRICITY
- FLEXIBLE TERMS

■  
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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**m:** 07929 410 481  
**t:** 0121 285 3535  
**f:** 0121 285 3536  
**e:** [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)  
**w:** [masonyoung.co.uk](http://masonyoung.co.uk)

Please call for more information t: 0121 285 3535 m: 07929 410 481

#### Location

The property is located on the well established and popular Middlemore Industrial Estate off Middlemore Road, Smethwick. Middlemore Road leads to Birmingham Road (A41) which connects directly to the Midlands motorway network at Junction 1 of the M5, approximately half a mile away.

#### Description

The property comprises of a mid-terraced single storey industrial/warehouse unit of brick built construction surmounted by a corrugated metal roof incorporating intermittent translucent roof panels. Internally the unit benefits from a concrete floor, fluorescent strip lighting, gas air heater blower, cellular office space, kitchen facilities and male/ female WC accommodation. The unit is fitted with an electric metal roller shutter to the front, three phase electricity supply, heating and lighting and has a working height of 5.50 metres (maximum).

Externally the unit has car parking spaces for several vehicles to the front.

#### Accommodation

Unit 123	SQ FT	SQ M
GIA	2,828	262.8
<b>TOTAL</b>	<b>2,828</b>	<b>262.8</b>

#### Energy Performance Certificates

Details available upon request.

#### Services

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

#### Service Charge & Ground Rent

We understand that an estate charge of £1,453.57 is to be levied to cover the cost of services provided by the Freeholder. A ground rent of £120 per annum is also to be paid by the ingoing tenant.

#### Rent/Price

The property is available on a leasehold basis at a rent of £12,500 per annum on a FRI basis, subject to contract. Terms to be agreed.

#### Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £10,000. Rates payable will be in the region of £4,930 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### Legal Costs

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

#### VAT

We understand that the property is not elected for VAT.

#### Viewing

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

#### Contact Details

Arjamand Farooqui BSc (Hons)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: af@masonyoung.co.uk



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