

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 136 MIDDLEMORE INDUSTRIAL
ESTATE, SMETHWICK, B21 0AY**



2,948 SQ FT (274.0 SQ M)

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

■
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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, three phase electricity, cellular office space and male/female WC accommodation. The unit is fitted with a manual metal concertina shutter to the front.

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

Accommodation

Unit 136	SQ FT	SQ M
GIA	2,948	273.0
TOTAL	2,948	273.0

Energy Performance Certificates

Details available upon request.

Services

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

Service Charge & Ground Rent

We understand that an estate charge of £1,533 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

The property is available on a leasehold basis at a rent of £13,800 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 £10,500. Rates payable will be in the region of £5,029.50 per annum. Occupiers may be eligible for small business rate relief.

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

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