

Unit 2 Wattville Road, Smethwick, West Midlands, B66 2NU



**TO LET**  
Newly Constructed Industrial / Warehouse Premises  
**Total (GIA) - 2,533 ft<sup>2</sup> (235.32 m<sup>2</sup>) approx.**

## Location

The property is situated fronting Wattville Road close to its junction with Downing Street and Cornwall Road.

The location benefits from direct access to J1 of the M5 via the A41 Holyhead Road only ½ mile's distance and immediate links to M6 motorway.

The A41 also provides a direct route to West Bromwich Town Centre and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk away and regular bus services in the immediate area.

## Description

The property comprises of a newly constructed industrial warehouse, built to a high standard offering the best amenities in terms of industrial units in the area.

The unit is of steel portal frame construction with full height brick and block elevations, surmounted by an insulated profile steel cladded roof incorporating translucent roof lights.

The unit benefits from a generous eaves height of 17/10ft, roller shutter access, concrete flooring, 3-phase-power, LED lighting, fire alarm, intruder alarm, and CCTV.

Integral office, kitchen and toilets are also provided.

Externally the unit has forecourt car parking and unrestricted on street car parking on Wattville Road.

## Accommodation

**Total (GIA) - 2,533 ft<sup>2</sup> (235.32 m<sup>2</sup>) approximately**

## Rental / Terms

The property is available to let on a new lease with length to be agreed in the region of £21,500 per annum exclusive.

## Service Charge

Non-Payable.

## VAT

All prices quoted are exclusive of VAT which may be payable.

## Business Rates

We understand the property has an RV of £10,500 and therefore is eligible for Small Business Rates Relief subject to tenants' entitlement.

## Energy Performance Certificate

Available upon request from the agent.

## Planning Use

We understand that the property has planning under use classes B2 (General Industrial) and B8 (Storage or Distribution).

However, we do advise all interested parties to make their own enquiries with the local planning department.

## Services

The property is connected to main electricity, drainage, and water.

## Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

## Availability / Viewings

The property is available immediately, subject to the completion of legal formalities.

Viewings are strictly via the sole letting agent Siddall Jones on:

**0121 638 0500**

