

Mileway

Spring Road Industrial Estate Smethwick

Available to Let
Warehouse
11,960 sq ft

LED lighting



Roller shutter doors



5.2 m eaves height



Allocated parking



Spring Road Industrial Estate

Spring Road Industrial Estate, Spon Lane South, West Bromwich Smethwick B66 1PF



Description

The units benefit from roller shutter door access, LED lighting, allocated parking and secure gated access, also comprising of single storey office space and W/C facilities.

Location

Spring Road Industrial Estate/Smethwick works is strategically located off the A4031 Spon Lane South, which links to the A4182 to the north and A457 Oldbury Road to the south. The estate is also 0.6 miles from Junction 1 of the M5. West Bromwich town centre and Oldbury town centre are approximately 1.5 miles and 2 miles distant respectively.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
David Deeley
midlands@mileway.com
0121 368 1760

Fisher German
Arjun Delay
Arjun.Delay@fishergerman.co.uk
07966 469240

Bulleys
Max Shelley
max.shelley@bulleys.co.uk
07881948908



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 5	Warehouse	11,960	Immediately
Total		11,960	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of Heads of Terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.