

**fisher
german**

Summit Crescent Industrial Estate

Roebuck Lane, Smethwick, B66 1BT

Leasehold
Industrial/Warehouse Unit

5,028 Sq Ft (467.11 Sq M)



To Let



Amenities



Eaves Height
4.20m



Refurbished



Motorway

Summit Crescent Industrial Estate

5,028 Sq Ft (467.11 Sq M)

Description

The properties form terraced industrial/warehouse units of single span portal frame construction.

The properties benefit from single storey offices to the front elevation plus WCs.

The warehouses have lighting and provide a clear internal height of 3.85m and an eaves height of 4.20m. Externally there is forecourt parking available.

Unit 3B has been refurbished.

Location

Summit Crescent Industrial Estate is located off Roebuck Lane in Smethwick, within an established industrial location.

The estate is within half a mile of Junction 1 of the M5 Motorway, providing access to the national motorway network.

Accommodation

Description	Sq Ft	Sq M
Unit 3B	5,028	467.11

Locations

Smethwick: 2.2 miles

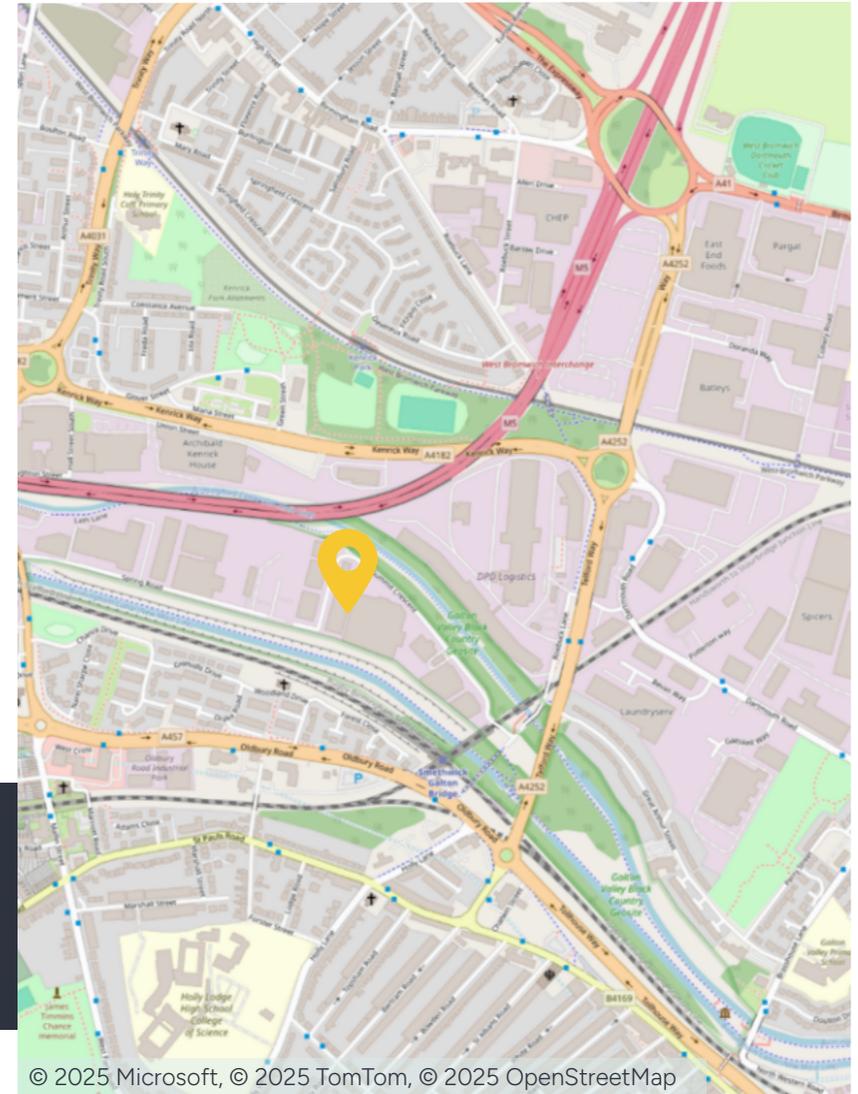
M5 J1: 0.5 miles

Nearest station

The Hawthorns: 1.5 miles

Nearest airport

Birmingham International: 21.4 miles



Further information

Lease Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

Tenure

Leasehold.

Rent

Upon application.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

All mains services are available and connected to the premises, including 3 phase electricity supply.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance certificates will be commissioned and provided on receipt.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents, White Rose 0121 633 4433.



Contact us



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Particulars dated August 2025. Photographs dated August 2025.



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