

Hawthorns 70 Park Rose Industrial Estate, Middlemore Lane,  
Smethwick, West Midlands, B66 2DZ



**TO LET / MAY SELL**

New Build Warehouse Adjacent to Junction 1 M5

**Total (GIA) - 71,140 ft<sup>2</sup> (6,609.07 m<sup>2</sup>) Set on 3.53 Acres**

### Location

Park Rose Industrial Estate is a 19.5 acre estate predominantly situated for access to the midlands motorway network with Junction 1 of the M5 Motorway being within 1.5 miles and Junction 7,8 and 9 of the M6 within 2.5 miles.

Birmingham City Centre is approximately 3 miles to the West with West Bromwich Town Centre only 2.5 miles via the A41.

The immediate area is well served by public transport with regular bus services and being with close proximity to the Hawthorns Train and Metro station.

### Description

Situated in a largely Industrial mixed-use location with excellent access to local labour/work force the property has been built to an institutional specification offering clear warehouse space totalling over 65,000 ft2 with min 12m eaves and 144 car parking spaces.

The building will offer space for use as a ground floor reception area with an additional two storey offices with staff welfare and passenger lift.

### Specification

- 3 High Level Docking / Loading Bays
- 2 Ground Level Loading Bays
- 12m Haunch Height to 15m Ridge Height
- Power Supply 3 Phase 800 AMP
- 3.53 Acre Secure Site
- 144 Car Parking Spaces / 8 Electric Charging Points
- Comfort Colling & Heating to Office Space
- 8 Person Passenger Lift

### Accommodation

Warehouse	65,000 ft2 (6,040 m2)
Offices	6,140 ft2 (570 m2)
<b>Total (GIA)</b>	<b>71,140 ft2 (6,609.07 m2) approx</b>

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £420,000 per annum exclusive.

Alternatively, consideration will be given to the sale of the 999-year leasehold interest.

### VAT

All figures quoted are exclusive of VAT which is payable on all outgoings contained within the lease.

### Legal Costs

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

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas and security.

### Energy Performance Certificate

Awaiting Assessment.

### Services

We understand that all mains services are available on the property.

### Planning

The property is suitable for B2 (General Industrial) and B8 (Storage & Distribution) Uses.

### Availability

The property will be available from December 2020.

### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

