

Unit 4

Summit Crescent Industrial Estate

Off Roebuck Lane, Smethwick, B66 1BT
WHAT3WORDS: dimes.sobs.hogs

Industrial/Warehouse Unit

33,984 sq ft

To Let

Fully refurbished



Summit Crescent Industrial Estate

Summit Crescent Industrial Estate is strategically located between junctions 1 and 2 of the M5 motorway. The property comprises a single span steel portal framed industrial/warehouse unit, with brick and blockwork elevations, beneath a newly insulated and overclad profile steel clad roof incorporating translucent light panels.

The unit has been extensively refurbished to provide:

- New insulated metal overclad roof system
- New translucent roof lights
- Newly created secure loading yard with 30m yard depth
- Additional level access loading door
- LED lighting fitted throughout
- EV chargers
- Full refurbishment of offices & welfare facilities

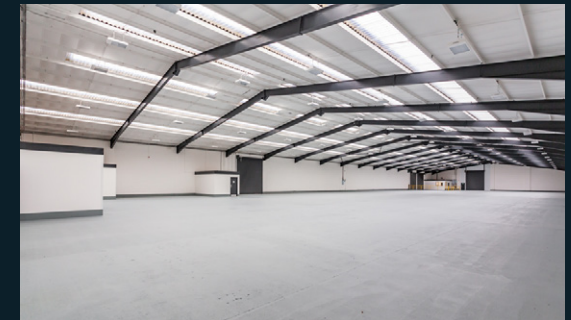
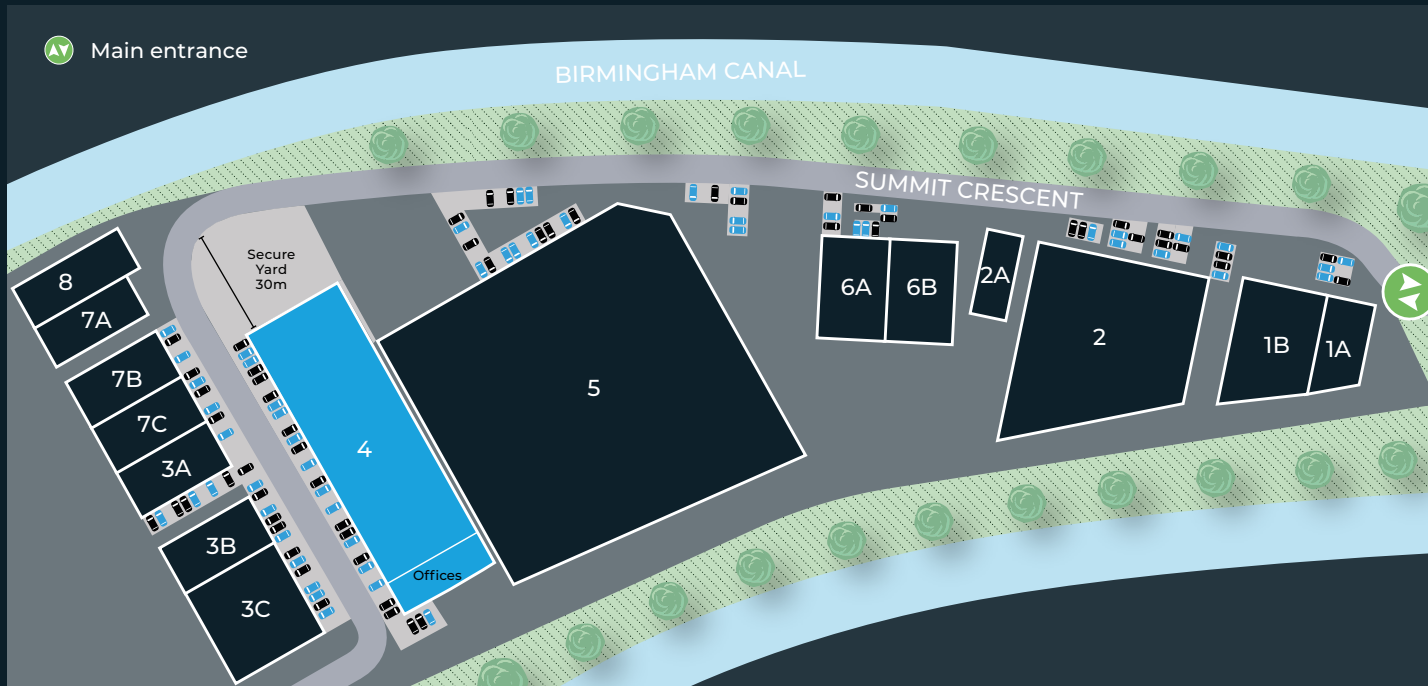
West Bromwich
Town Centre

M5

J1







Specification

	2 Ground level & 2 tailboard loading doors		Secure gated yard		Steel portal frame		Offices
	Good eaves height (5.44m)		Fully refurbished		Allocated parking		LED lighting

Accommodation (GIA)

Unit	Warehouse (sq ft)	GF Offices (sq ft)	Total	EPC Rating
4	29,589	4,395	33,984	Targeting B

Availability & terms

The units are offered to let on new full repairing and insuring leases for a term to be agreed.

Rental

Available on request.

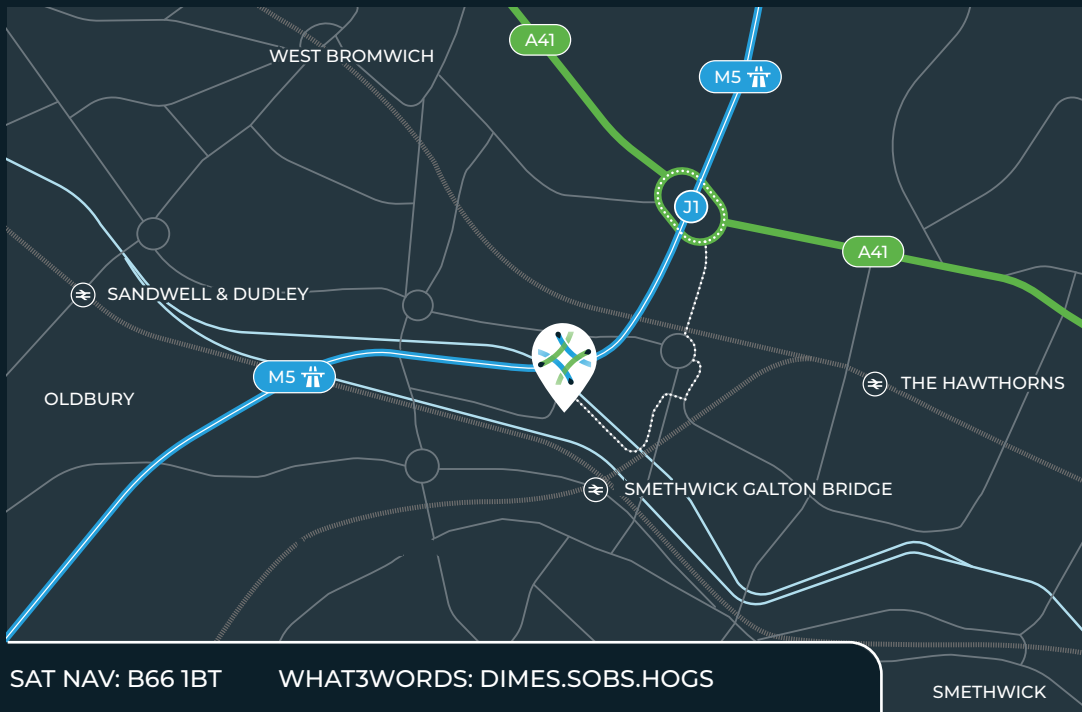
Service charge

Payable for upkeep of common parts.

VAT

To be levied.





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Summit Crescent Industrial Estate is situated 5.2 miles from Birmingham City Centre. Located at the centre of the national motorway network, it offers direct access to the M5 motorway. Birmingham Airport can be reached in less than a 30 minute drive while nearby Smethwick Galton Bridge station offers regular and direct services to Wolverhampton, Liverpool and Birmingham.



Fourth Floor,
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Strategic logistics location

	miles	mins		miles	mins
Birmingham	5	15	M5	1	4
Manchester	82	1 hr 25	M6	4	8
Bristol	87	1 hr 20	A38	5	12
London	125	2 hr 10	M42	14	18
	miles	mins		miles	mins
Birmingham	15	30	Galton Bridge	1	4

Please contact us for further information:

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