

INDUSTRIAL, WAREHOUSE | FOR SALE

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UNIT 133, MIDDLEMORE INDUSTRIAL ESTATE, SMETHWICK, B21 0AY

3,659 SQ FT (339.93 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Warehouse premises located on a popular industrial estate and within easy reach of Junction 1 of M5 motorway

- GIA 3,659 ft<sup>2</sup>
- Offers in region of £250,000
- Leasehold for a term of approximately 110 years.
- Popular industrial location
- Close to Junction 1 of M5 motorway
- On site, manned security



## DESCRIPTION

The property forms part of a popular industrial estate with the benefit of manned security. The building comprises a modern industrial warehouse/workshop of steel portal frame construction with brick and block infill elevations, surmounted by a mono-pitched roof incorporating roof lights. The warehouse provides a minimum eaves height of approximately 3.68 metres and benefits from concrete flooring, internal lighting, three-phase power supply, gas heating, a concertina shutter loading door, and male and female WC facilities together with a kitchen.

The accommodation also includes two cellular office rooms, both benefiting from gas-fired central heating and air-conditioning.

Externally, the property benefits from forecourt parking for several vehicles.

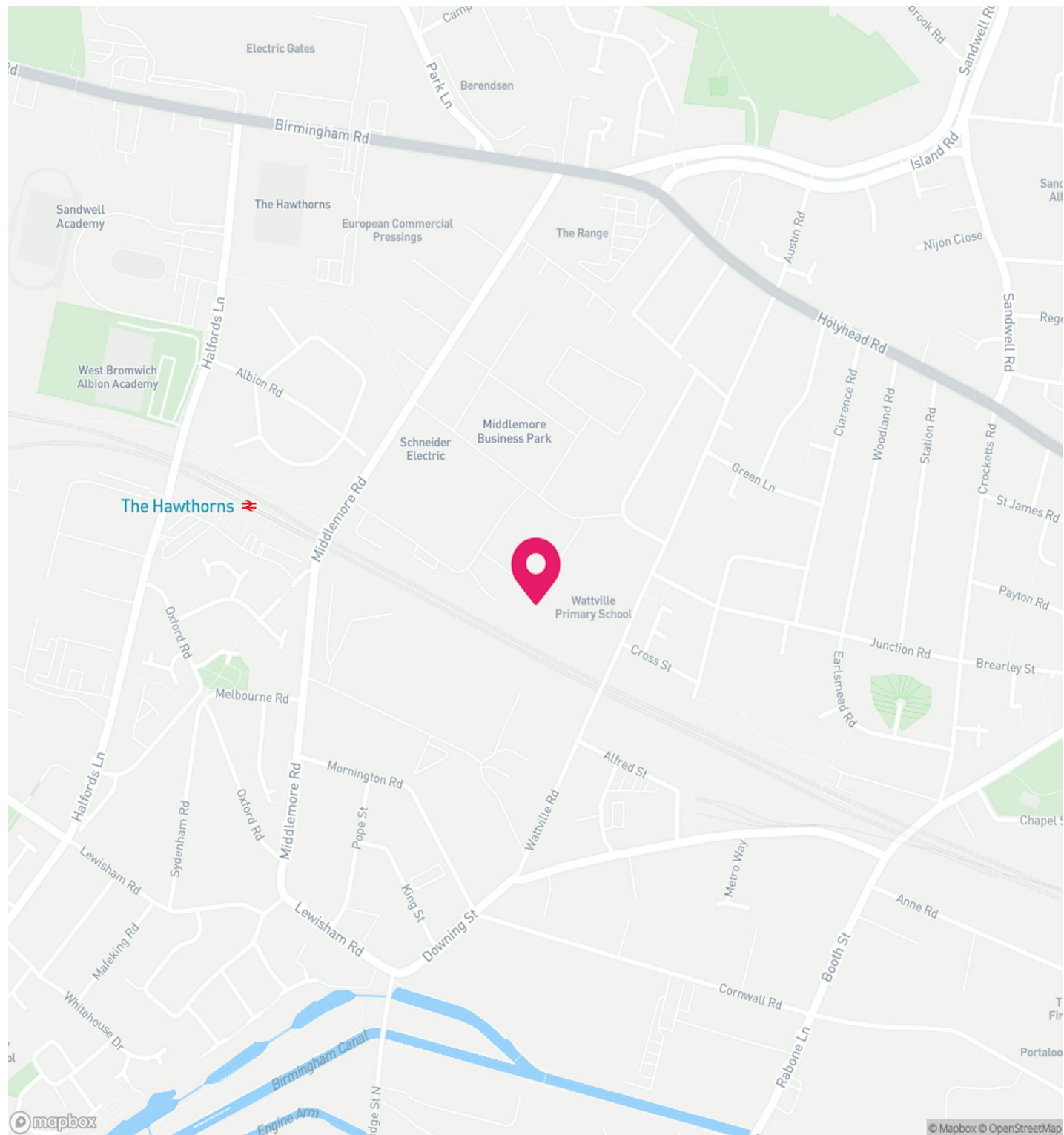


## LOCATION

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The property is located on Middlemore Industrial Estate, accessed via Middlemore Road, close to West Bromwich Albion Football Club. The estate benefits from direct access to Junction 1 of the M5 motorway via the A41 Holyhead Road, which also provides convenient links to West Bromwich and Birmingham City Centre, situated approximately 1 mile to the west and 4 miles to the south-east respectively.

The property is well served by public transport, with The Hawthorns train and Metro station within walking distance and regular bus services available locally.



## AVAILABILITY

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| Ground             | 2,972        | 276.11        | Available    |
| Mezzanine - Stores | 687          | 63.82         | Available    |
| <b>Total</b>       | <b>3,659</b> | <b>339.93</b> |              |

## SERVICES

We understand that the unit has the benefit of all mains services and connections.

The agent has not tested the suitability of the connections and therefore recommends that all interested parties carry out their own investigations.

## SERVICE CHARGE

£3,201.65 per annum

## RATEABLE VALUE

£15,000. April 2026

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £250,000

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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