

INDUSTRIAL | FOR SALE

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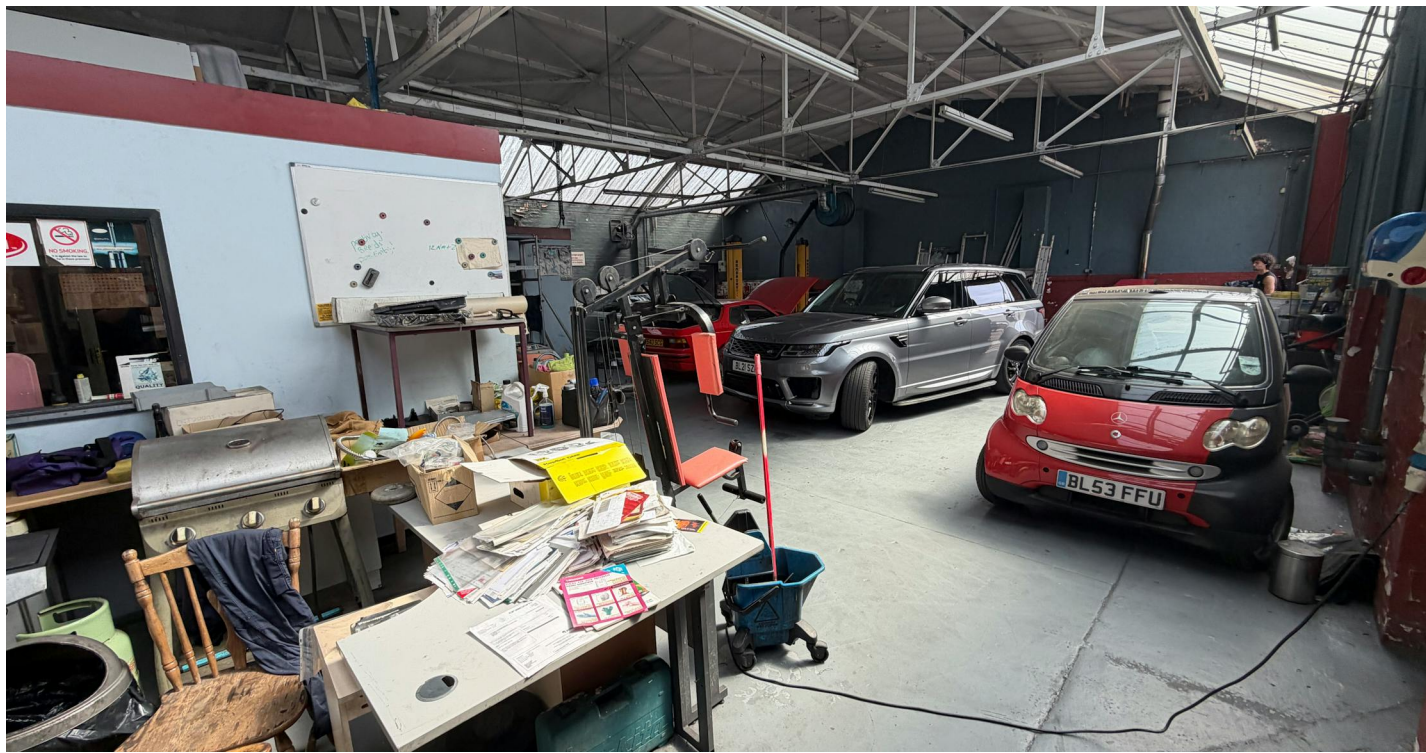


UNIT 111 MIDDLEMORE INDUSTRIAL ESTATE, SMETHWICK, B21 0AY
2,983 SQ FT (277.13 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises Which is
Currently Used for Motor Trade

- GIA 2,983 ft²
- Offers in the Region of £225,000
- Established Industrial Estate
- Excellent Transport Links Including Access to J1 of the M5 Motorway Which is Located Nearby
- Open Span Warehousing with Office / WC and Kitchen Facilities
- Forecourt Parking
- Equipment May be Available via Separate Negotiation



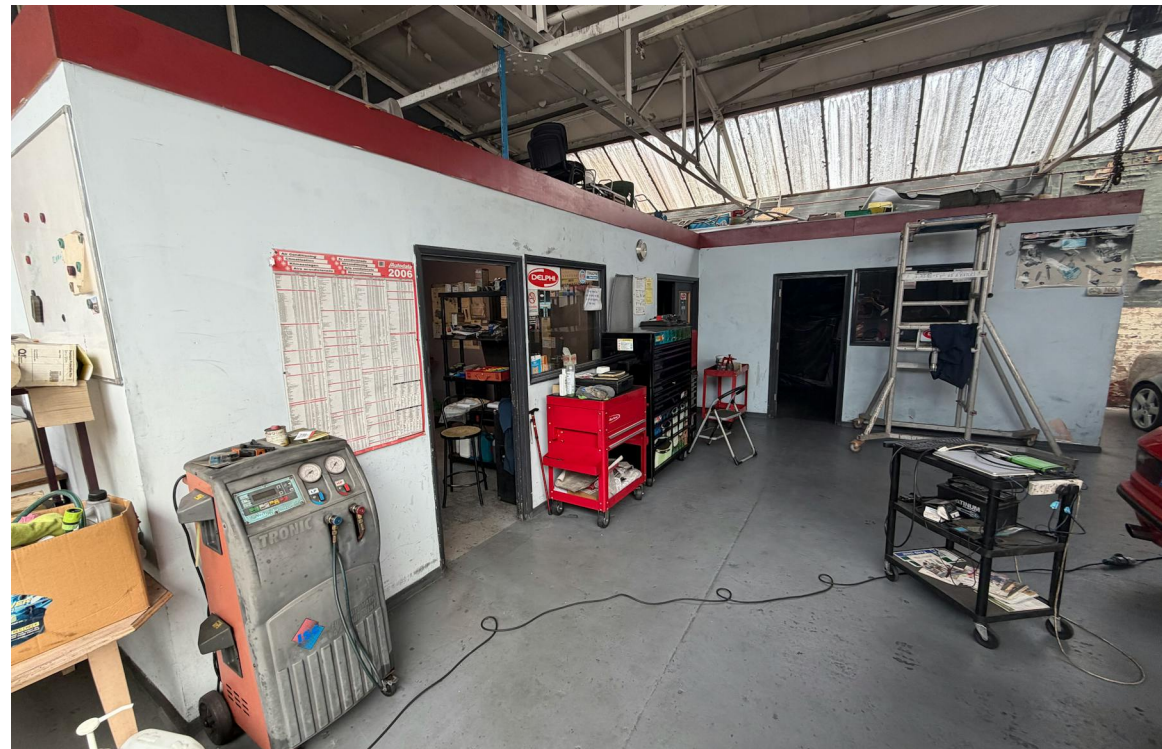
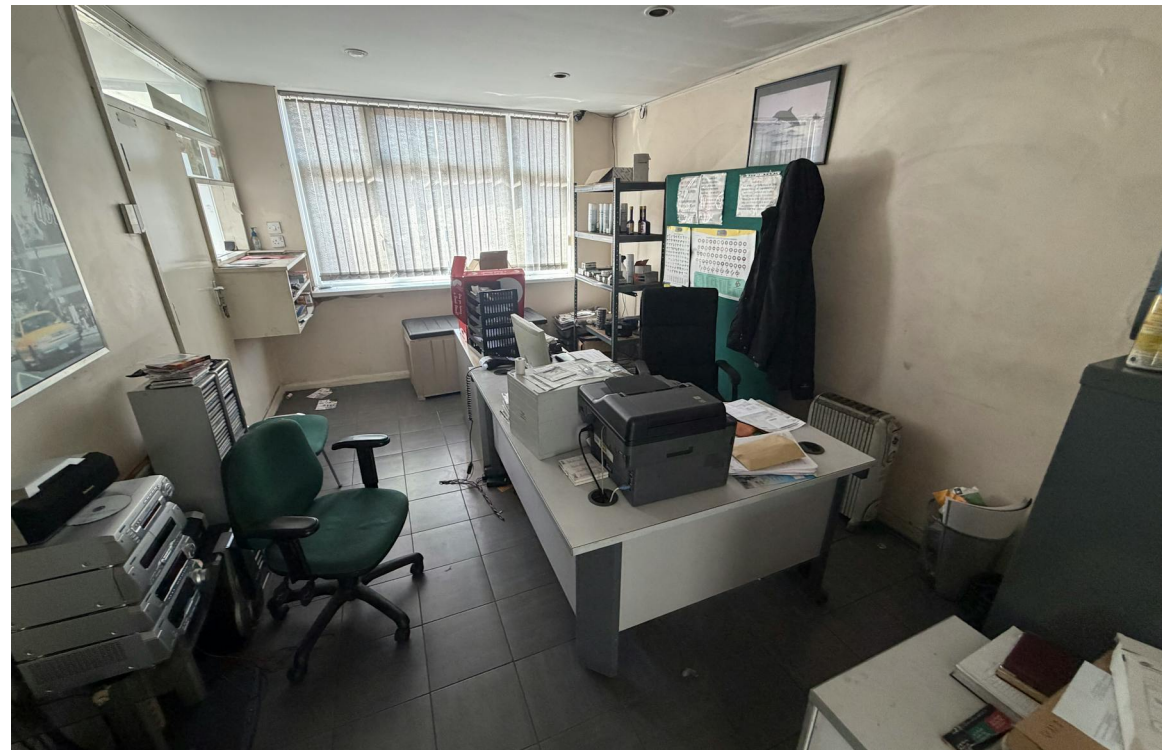
DESCRIPTION

The property comprises a mid-terraced industrial/warehouse unit of portal frame construction, with brick and blockwork elevations beneath a pitched trussed roof.

Internally, the accommodation provides predominantly open-plan workshop/warehouse space, benefiting from level loading access via a roller shutter door to the front elevation. The property is equipped with three-phase electricity, gas-fired heating and ancillary WC and kitchen facilities.

The premises are currently utilised for vehicle repair and diagnostic purposes and provide flexible accommodation suitable for a variety of industrial, workshop and warehouse uses, subject to the necessary consents.

Externally, the property benefits from a forecourt area providing convenient loading/unloading and on-site car parking.



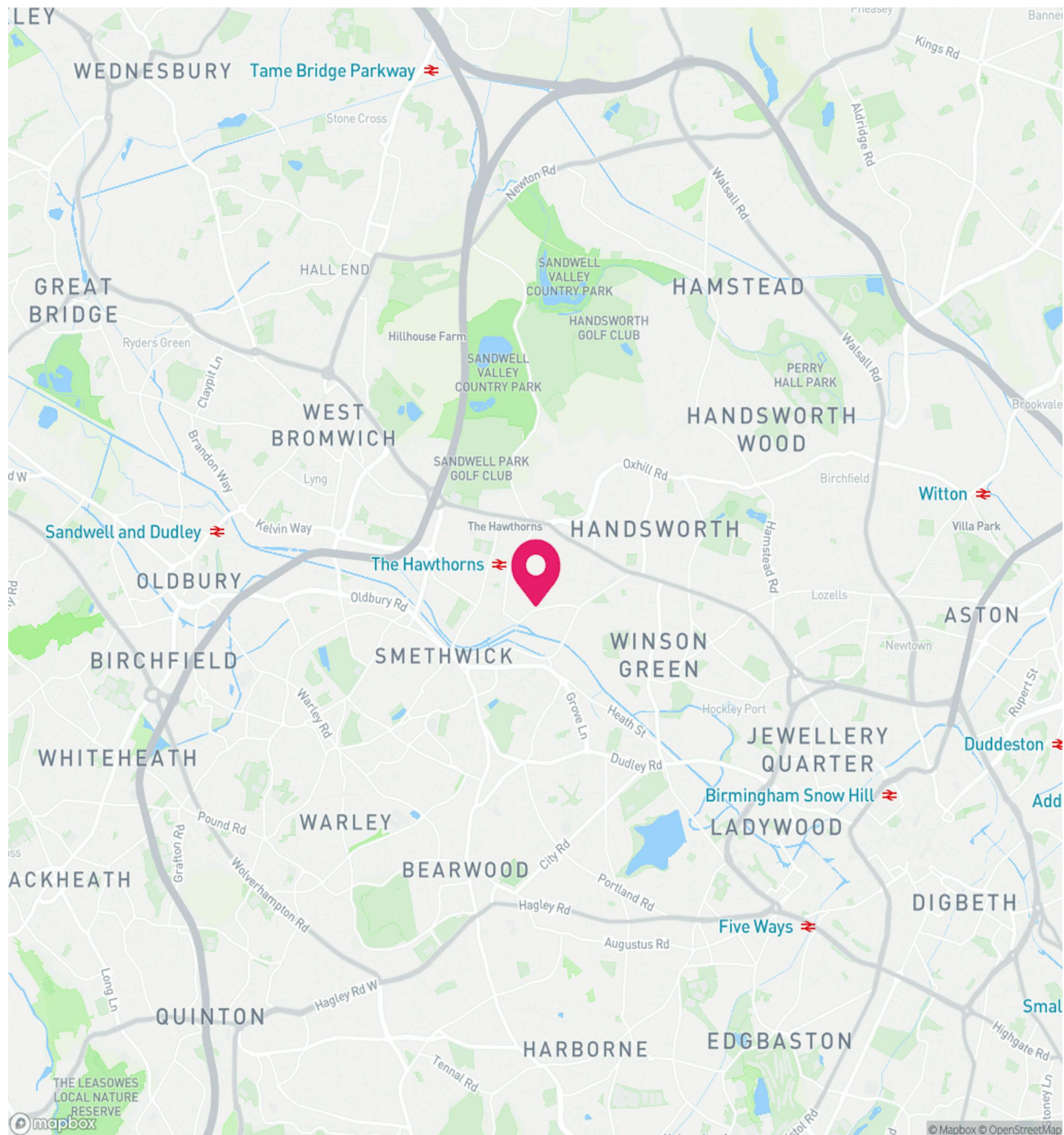
LOCATION

/// [///SAFETY.OCCURS.LINK](https://safety.occurs.link)

The property is situated on the established Middlemore Industrial Estate in Smethwick, accessed directly off Middlemore Road and within close proximity to West Bromwich Albion Football Club.

The estate benefits from excellent road communications, with Junction 1 of the M5 Motorway readily accessible via the A41 Holyhead Road. The A41 also provides a direct route to West Bromwich, approximately 1 mile to the west, and Birmingham City Centre, approximately 4 miles to the southeast.

Public transport connections are also good, with The Hawthorns railway and Metro station within walking distance, providing regular services to Birmingham and the wider West Midlands. A number of bus services also operate within the immediate vicinity.



SERVICES

We understand that the premises benefits from all mains services, which are connected on or adjacent to the subject premises.

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

TENURE

The property is held long-leasehold for a term of approximately 110 years.

A service charge and insurance is payable annually to managing agents Lewis & Tucker.

Full information is available on request from the agent.

RATEABLE VALUE

2026 RV - £12,750

We understand this will benefit from tapered relief subject to occupier qualification.

Interested parties are recommended to verify their rates position directly with the local authority.

VAT

Not applicable

PRICE

Offers in the region of £225,000

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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