

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT N HAWTHORN INDUSTRIAL ESTATE, BIRMINGHAM, B21 0BH

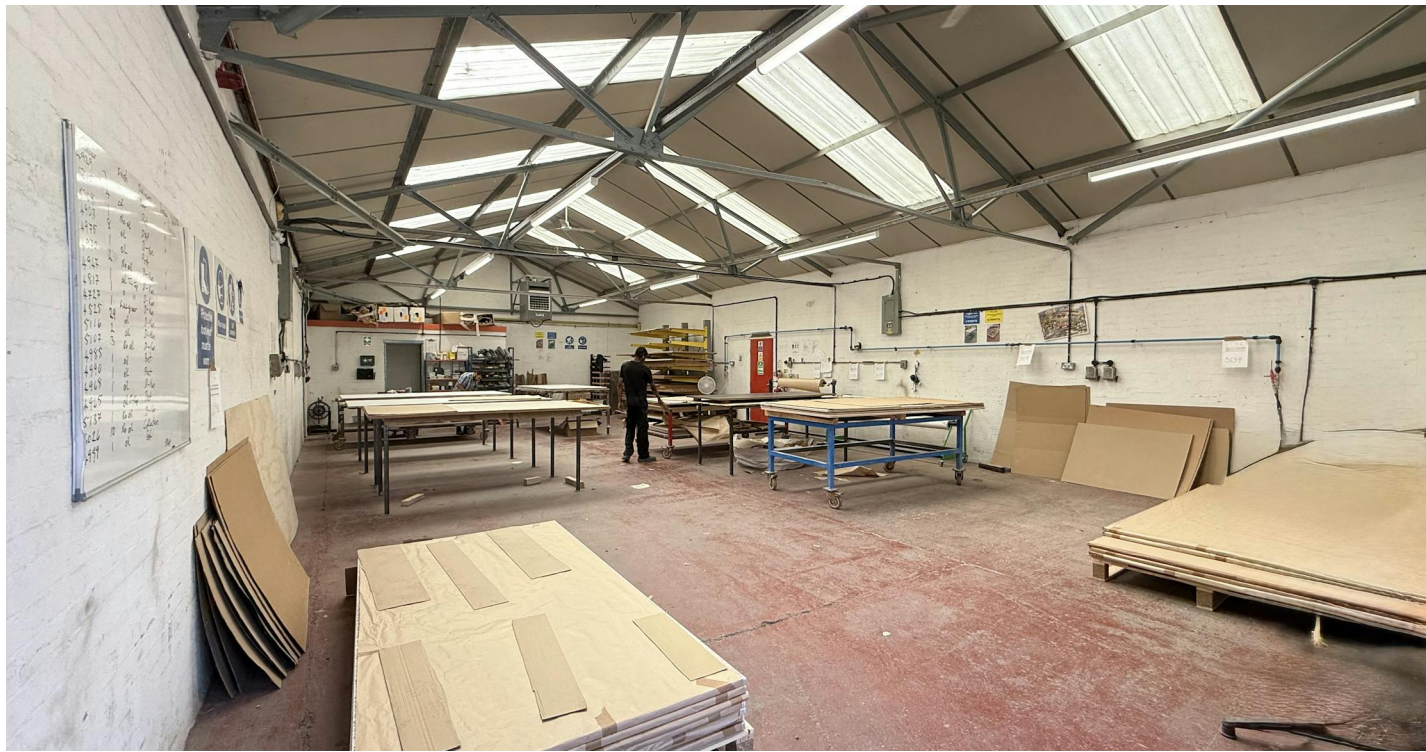
1,620 SQ FT (150.50 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Industrial Premises on an Established Industrial Estate with Integral Offices, Minimum Eaves Height of 9ft8 Rising to 15ft8 in the Pitch

- Concrete Flooring
- Three Phase Power
- Two Electric Roller Shutters
- Gas Fired Heating





## DESCRIPTION

The property comprises a mid terrace industrial premises of steel truss construction surmounted by a pitched steel-clad insulated roof with translucent roof lights.

The units benefit from concrete flooring, fluorescent strip lighting, electrically operated level roller shutter door, three phase power, gas fired heating and a min eaves height of 9ft 8' rising to 15ft 8' in the pitch.

Externally the property has forecourt car parking as well as unrestricted on-street car parking on Middlemore Road.



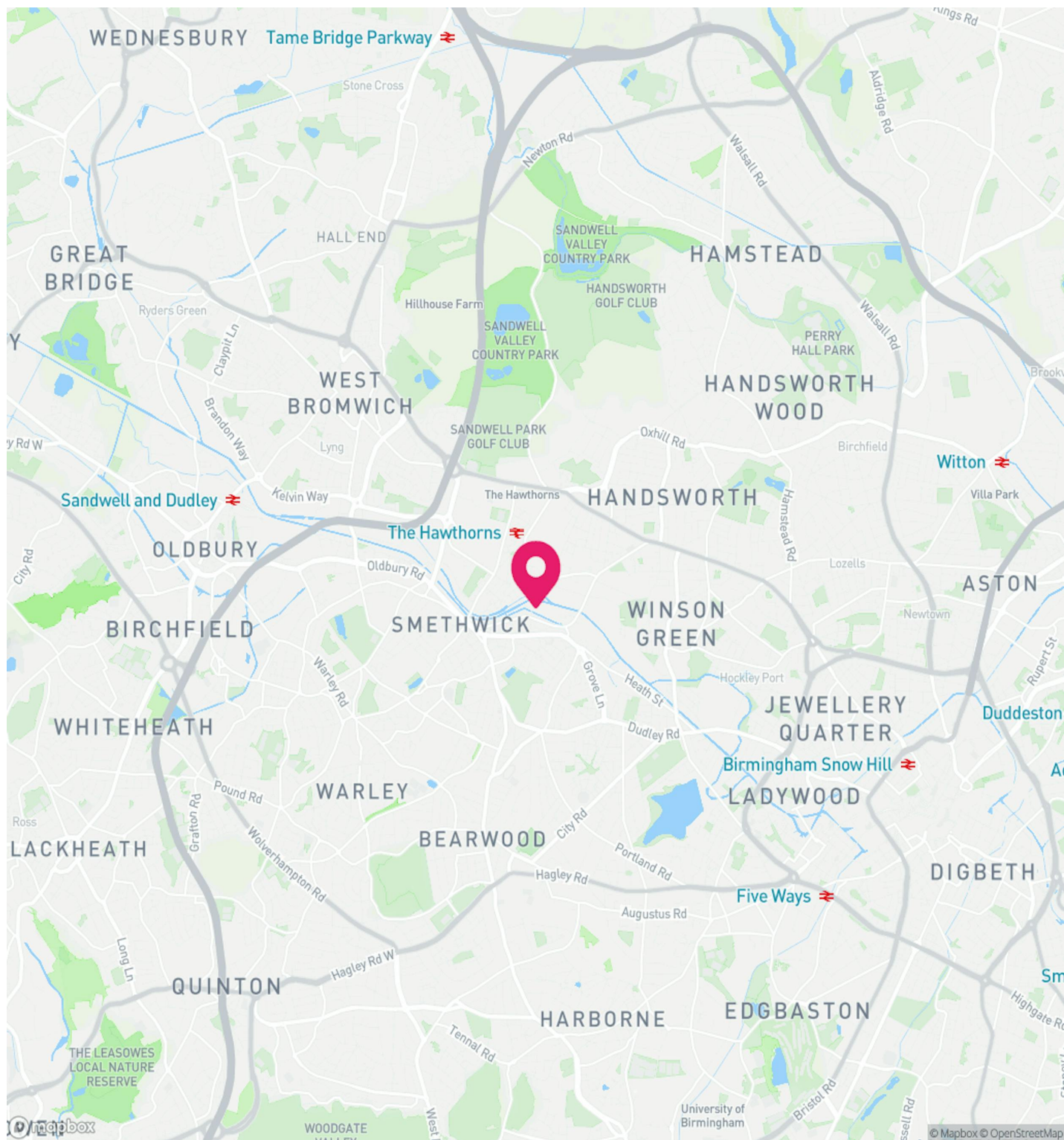
## LOCATION

The property is situated on the established Hawthorn Industrial Estate which is situated off Middlemore Road, Smethwick close to West Bromwich Albion Football Club.

The property benefits from direct access to J1 of the M5 motorway via the A41 Holyhead Road only 0.5 mile distant.

The A41 also provides a direct route to West Bromwich Town Centre and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk and regular bus services in the immediate area.





## TERMS

The property is available to let on a new lease with length to be agreed at £12,960 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT which we understand is not payable.

## BUSINESS RATES

Rateable Value - £9,300

We understand the property will qualify for exemption under Small Business Rates Relief, subject to Tenant's eligibility.

## SERVICES

The property has the benefit of an independent three phase electricity and gas supply.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

## PLANNING USE

We understand that the unit has planning permission under use classes B2 (General Industrial).

## AVAILABILITY

The property is available from September 2025, subject to the completion of legal formalities.

## VIEWINGS

Strictly via the sole agent Siddall Jones.

## RENT

£12,960 per annum

## POSSESSION

Available October 2025

## 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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