

INDUSTRIAL | TO LET

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UNIT 9 ALEXANDRA TRADING ESTATE, BIRMINGHAM, B21 0PD

2,613 SQ FT (242.76 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Industrial Premises with Car Parking on  
a Secure Business Park

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- Concrete Flooring
  - High Bay Sodium Lighting
  - Electric Roller Shutter
  - Three Phase Power
  - Generous Working Height
  - Secure Allocated Parking
- 



## DESCRIPTION

The property comprises a single storey modern industrial warehouse of steel portal frame construction with part block, part metal cladding elevations under a pitched metal clad roof.

The warehouse benefits from concrete flooring, high bay sodium lighting, electric roller shutter door, three phase power and generous working height.

A mezzanine floor and two ground floor offices offer further accommodation.

Externally the property benefits from four allocated car parking spaces.

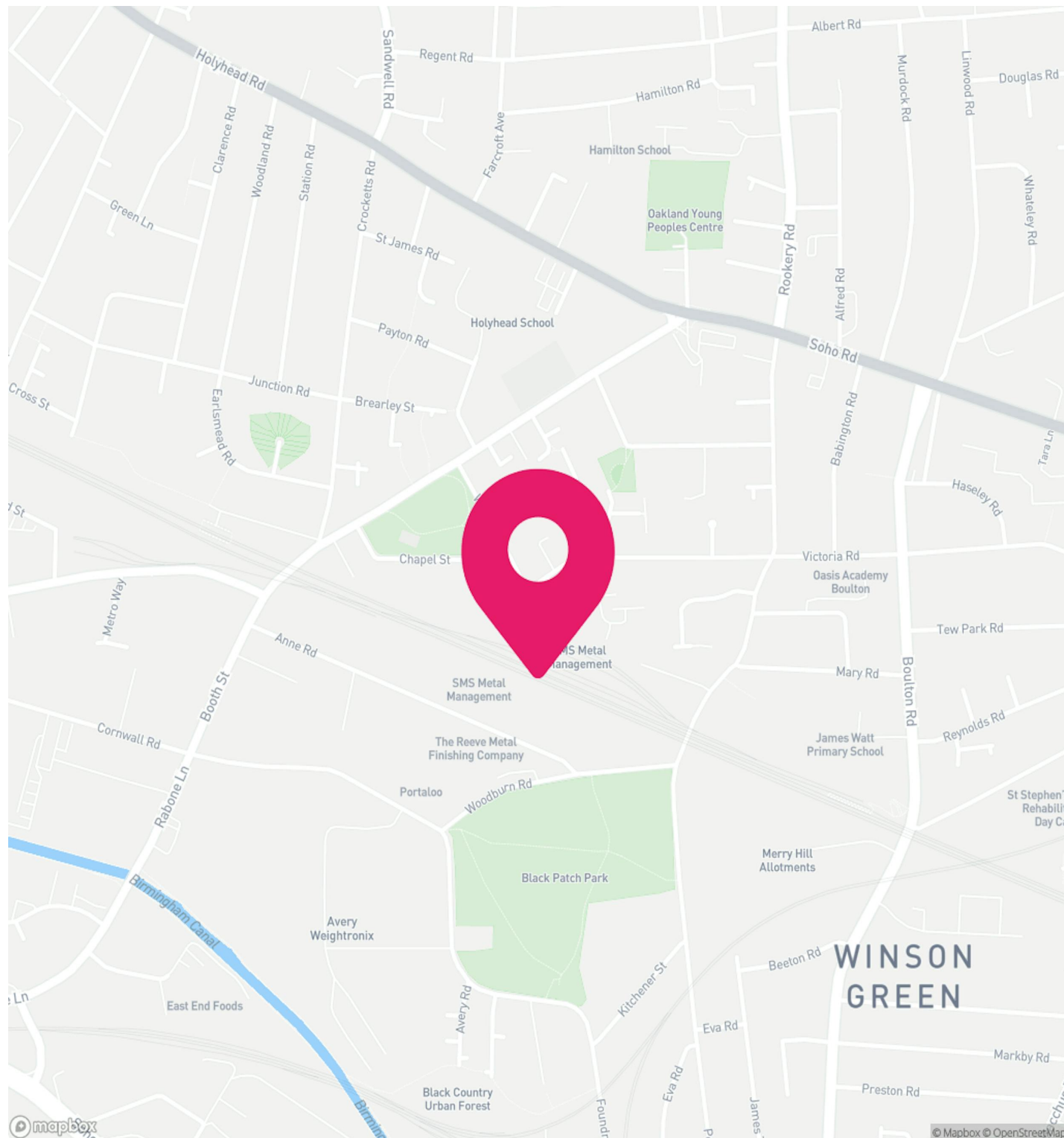


## LOCATION

The property is located on the Alexandra Trading Estate at the junction of Alexander Road and Watt Street on the fringes of Smethwick.

Watt Street provides access to the (B4136) Booth Street, which dissects the main industrial heartland of Smethwick, approximately 4 miles east of Birmingham City Centre.

Junction 1 of the M5 Motorway is approximately 1.5 miles to the northwest providing access to the national motorway network.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

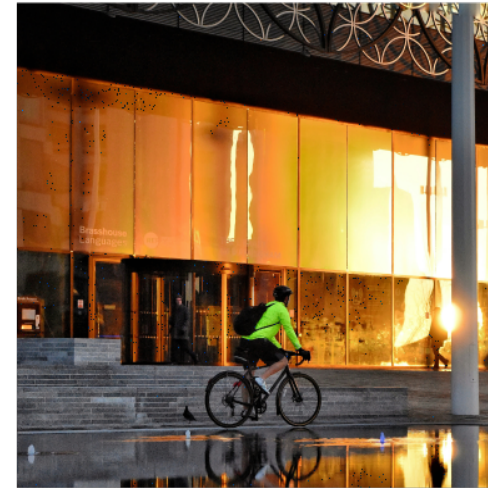
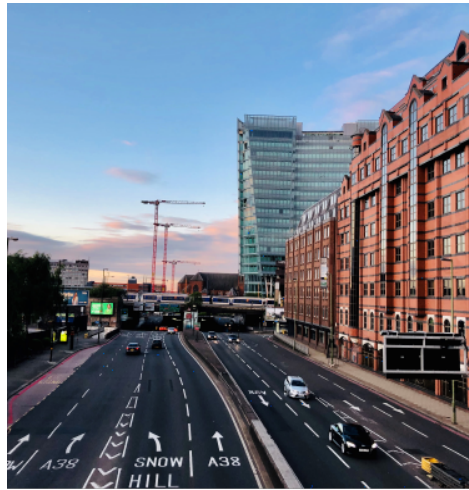
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## SERVICES

We understand that all mains services are connected on or adjacent to the premises.

## TERMS

The property is available on a new lease, with length to be agreed, at £22,000 per annum.

## VAT

We understand that VAT is payable on all outgoings contained within the lease.

## LEGAL COSTS

All parties are responsible for their own legal costs incurred during the transaction.

## SERVICE CHARGE

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

## VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£22,000 per annum

## 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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