



Unit 4, Rabone Park, Smethwick, B66 2NN

Modern warehouse unit with self contained yard & car parking

Summary

Tenure	To Let
Available Size	23,447 sq ft / 2,178.30 sq m
Rent	Rent on application
Rates Payable	£3.72 per sq ft
Rateable Value	£147,000
EPC Rating	C (72)

Key Points

- Modern refurbished unit
- Two electric “up and over” level access doors
- Two storey office accommodation
- Junction 1 M5 1.8 miles distant
- 7.1m to underside of haunch & 9.2m to underside of apex
- Secure gated yard area and Car parking available via separate access
- Lighting, heating & mezzanine floor within warehouse

Description

The property comprises a semi-detached, self-contained industrial warehouse unit of steel portal frame construction which benefits from the following specification:

- 7.1 m to underside of haunch
- 9.2m to underside of apex
- Two level access loading doors
- Secure gated dual access yard and parking area
- Carparking available via separate access
- Two storey office accommodation
- Lighting & heating to warehouse
- Well established industrial location

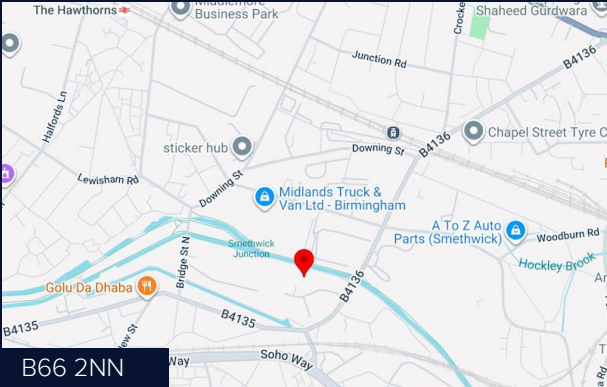
Location

The property is positioned off Rabone Lane on Rabone Park, within an established industrial location situated in the predominantly industrial town of Smethwick, Birmingham. The property benefits from good access to the national motorway network with Junction 1 of M5 situated within approximately 1.8 miles, which in turn provides wider access to the national motorway network linking to the M6, M42 and the M40. Birmingham City Centre is situated 1.5 miles to the east of the property. Local surrounding occupiers include East End Wholesale, Dhamecha, Aurubis UK, The Dodd Group and Supertouch.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	17,358	1,612.61	Available
Unit - Ground floor office	2,615	242.94	Available
Unit - First floor office	1,968	182.83	Available
Mezzanine	1,506	139.91	Available
Total	23,447	2,178.29	



Viewing & Further Information

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