

INDUSTRIAL, WAREHOUSE | TO LET

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GROUND FLOOR OF UNIT 5, PARK ROSE IND. ESTATE, SMETHWICK, B66 2DZ

3,858 SQ FT (358.42 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Workshop / Warehouse Premises
Located Close to Junction 1 of M5 Motorway

- GIA 3,858 ft²
 - Quoting Rental £27,000 Per Annum (Exclusive)
 - Newly Decorated with Painted Flooring and Emulsion Coated Walls
 - Loading Bay, Forecourt Loading and Parking
 - Modern WC and Kitchen Facilities
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DESCRIPTION

The ground floor accommodation provides predominantly open-plan, low-level warehouse / light manufacturing space, which has recently been refurbished to provide a clean, modern and well-presented working environment.

The premises benefit from a dedicated pedestrian entrance with trade counter-style frontage, together with a loading bay accessed directly from the front forecourt. Internally, the accommodation incorporates modern WC and kitchen facilities, painted industrial flooring and emulsion-coated walls throughout.

Externally, the property benefits from a generous forecourt providing convenient loading access and on-site car parking immediately to the front of the unit.



LOCATION

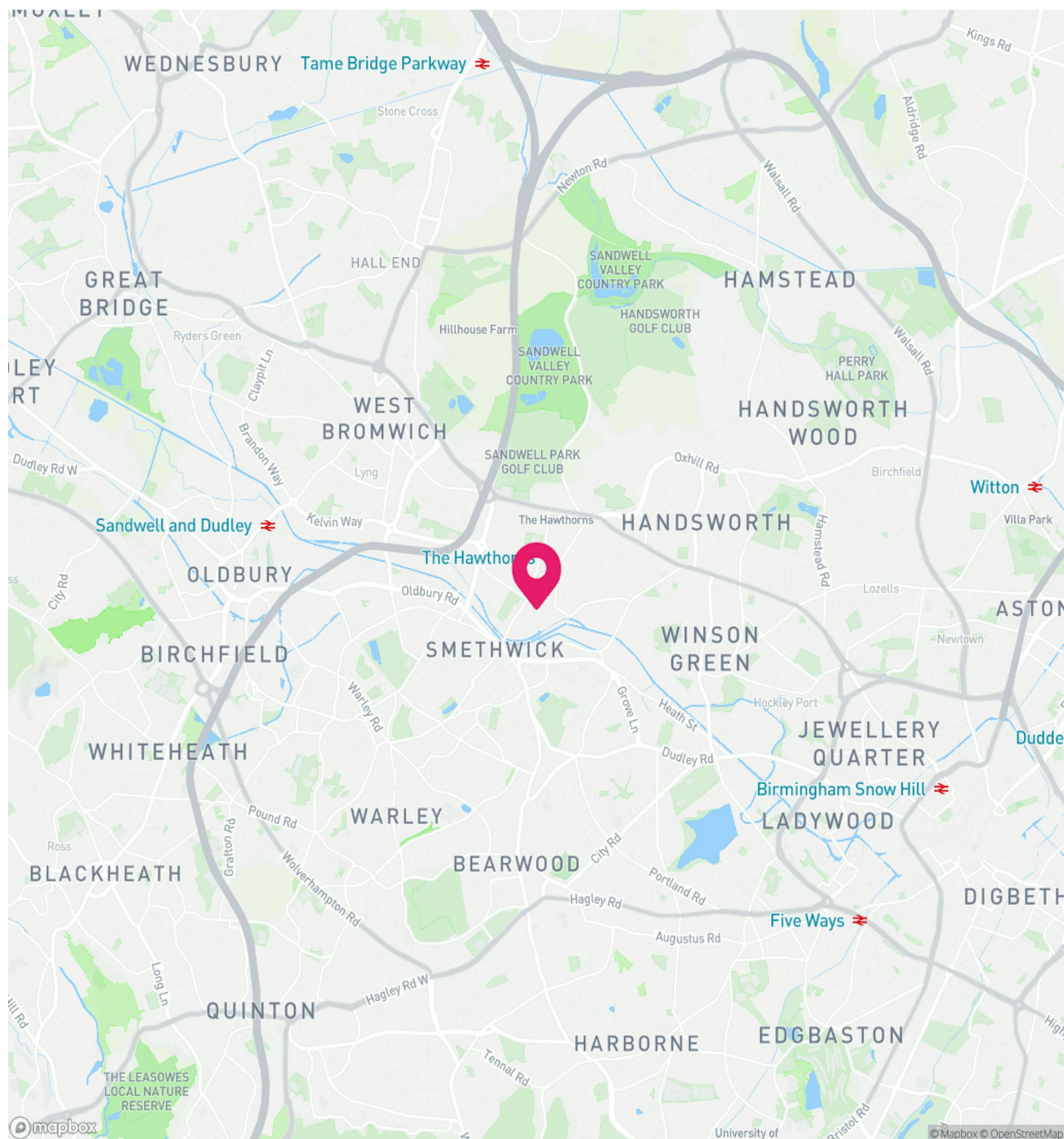
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Park Rose Industrial Estate is an established industrial estate situated off Middlemore Road in Smethwick, approximately 4 miles west of Birmingham City Centre.

The estate is particularly well positioned for access to the regional motorway network, with Junction 1 of the M5 approximately 1.5 miles to the west. The A41 provides convenient access towards Birmingham City Centre and West Bromwich, while the M6 is also readily accessible via the wider motorway network.

The location is well served by public transport, with regular bus services operating nearby and The Hawthorns railway and Metro station within close proximity, providing connections into Birmingham and the wider West Midlands conurbation.

The surrounding area is predominantly commercial and industrial in character, with a mixture of warehouse, manufacturing, trade counter and distribution occupiers.



RATEABLE VALUE

To be confirmed.

VAT

All prices quoted are exclusive of VAT, which may be payable.

SERVICES

We understand that the premises benefits from mains electricity and water.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£27,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

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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