

INDUSTRIAL | FOR SALE

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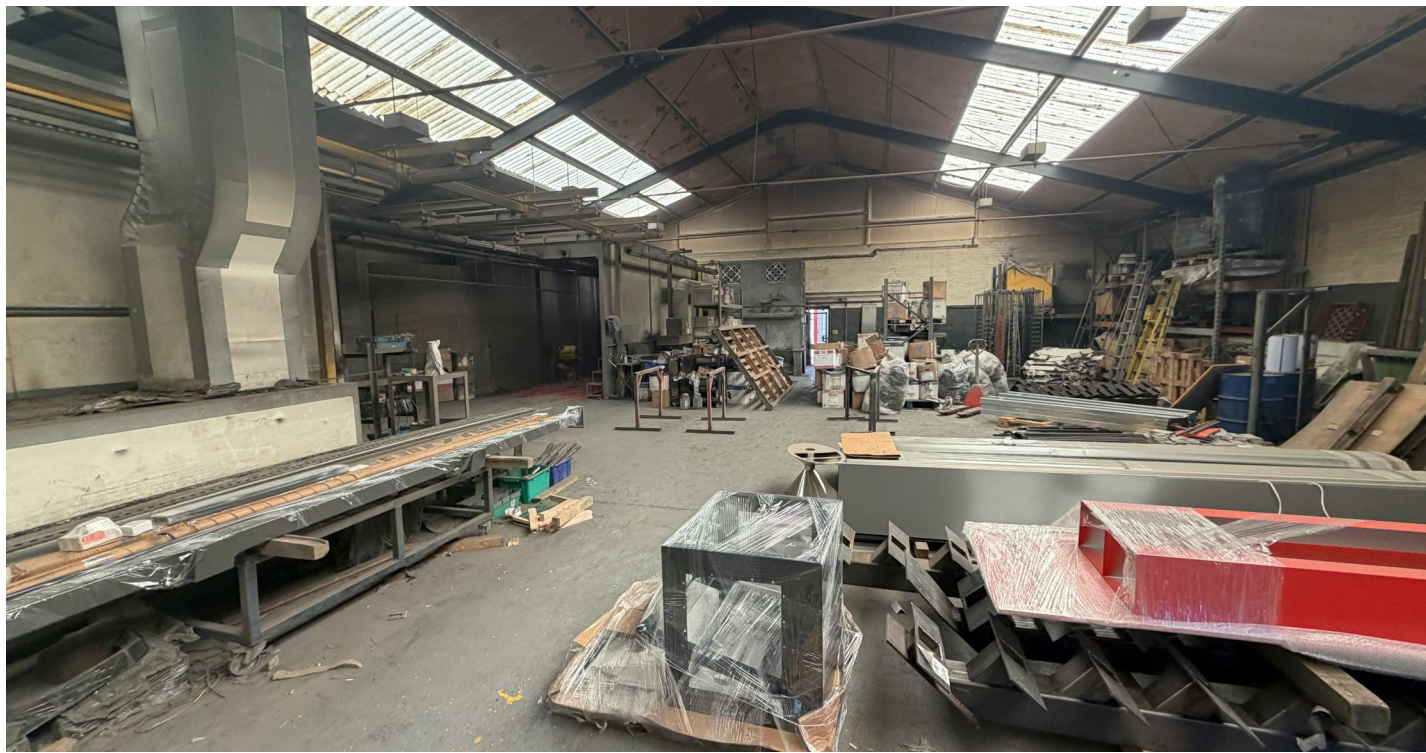
UNIT 103 MIDDLEMORE INDUSTRIAL ESTATE, SMETHWICK, B66 2EP

5,919 SQ FT (549.89 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises Located within an Established Industrial Estate and Within Easy Reach of Junction 1 of M5 Motorway

- GIA 5,919 ft²
 - Offers in the Region of £375,000 for the Long-Leasehold Interest
 - Established Industrial Estate
 - Open Span Warehousing with Loading and Forecourt Parking
 - Two Storey Office / Reception Premises
 - Close by to Junction 1 of the M5 Motorway
 - Excellent Transport Links
 - Sold with the Benefit of Vacant Possession
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DESCRIPTION

The property comprises a mid-terraced warehouse premises of steel truss construction with blockwork infill elevations beneath a pitched insulated roof incorporating translucent roof lights.

Internally, the warehouse provides predominantly open-plan accommodation with a concrete floor, level access loading door and three-phase power supply.

To the front of the property is a two-storey office block of brick and block construction beneath a flat roof. The ground floor comprises a reception area, WC facilities and a cellular office, with the first floor providing predominantly open-plan office accommodation together with kitchen facilities.

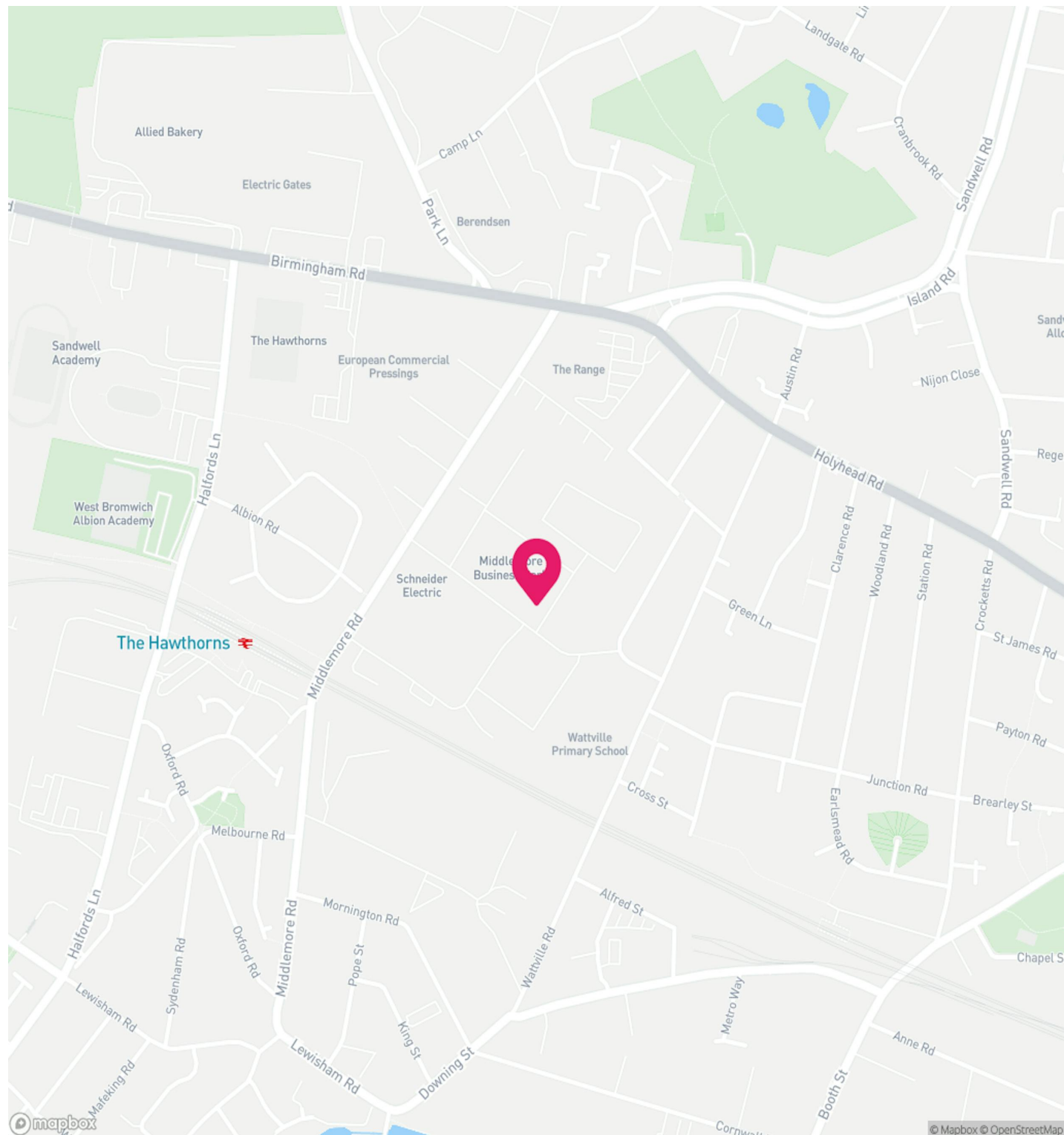
LOCATION

/// NAMES.SCRIPT.EXCUSE

The property is situated on Middlemore Industrial Estate, accessed from Middlemore Road in Smethwick, within an established industrial and commercial location close 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 direct routes towards West Bromwich and Birmingham City Centre, which are situated approximately 1 mile west and 4 miles southeast respectively.

Public transport connections are also good, with The Hawthorns railway and Metro station located nearby, providing regular services towards Birmingham City Centre, Wolverhampton and the wider West Midlands network.



TENURE

The property is held by way of a long leasehold interest for a term of 150 years from 25 March 1986, expiring on 25 March 2136, leaving approximately 109 years unexpired.

The current annual service charge is £6,423.36, with the annual building insurance premium being £4,181.38.

Further details in respect of the lease, service charge provisions and insurance arrangements are available upon request.

RATEABLE VALUE

2026 RV £26,750

SERVICES

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries and investigations to satisfy themselves as to the availability, capacity and suitability of all services for their intended use.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £375,000

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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