INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

VIEW ONLINE



348 SPON LANE SOUTH, WEST BROMWICH, B70 6AZ

2,532 SQ FT (235.23 SQ M)

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Prominent Warehouse / Trade Counter Premises with Forecourt Parking

- GIA 2,532 ft2 (approx)
- Quoting Rental £26,500 Per Annum
- Open Plan Warehouse
- Two Roller Shutter Loading Doors
- Pitched steel clad roof
- WC Facilities
- Mezzanine Office
- Loading & Parking Facilities





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DESCRIPTION

The property is situated on Spon Lane south West Bromwich, within an established mixed commercial and industrial area, approximately 1 mile from West Bromwich town centre and 5 miles north-west of Birmingham city centre.

The location benefits from good access to the surrounding road network, including the A4031, A4182 Kelvin Way and A41 Black Country New Road. Junction 1 of the M5 motorway is readily accessible, providing links to the wider Midlands motorway network, including the M6.

The surrounding area comprises a mixture of industrial, warehouse and commercial premises, together with residential properties and local amenities.





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LOCATION

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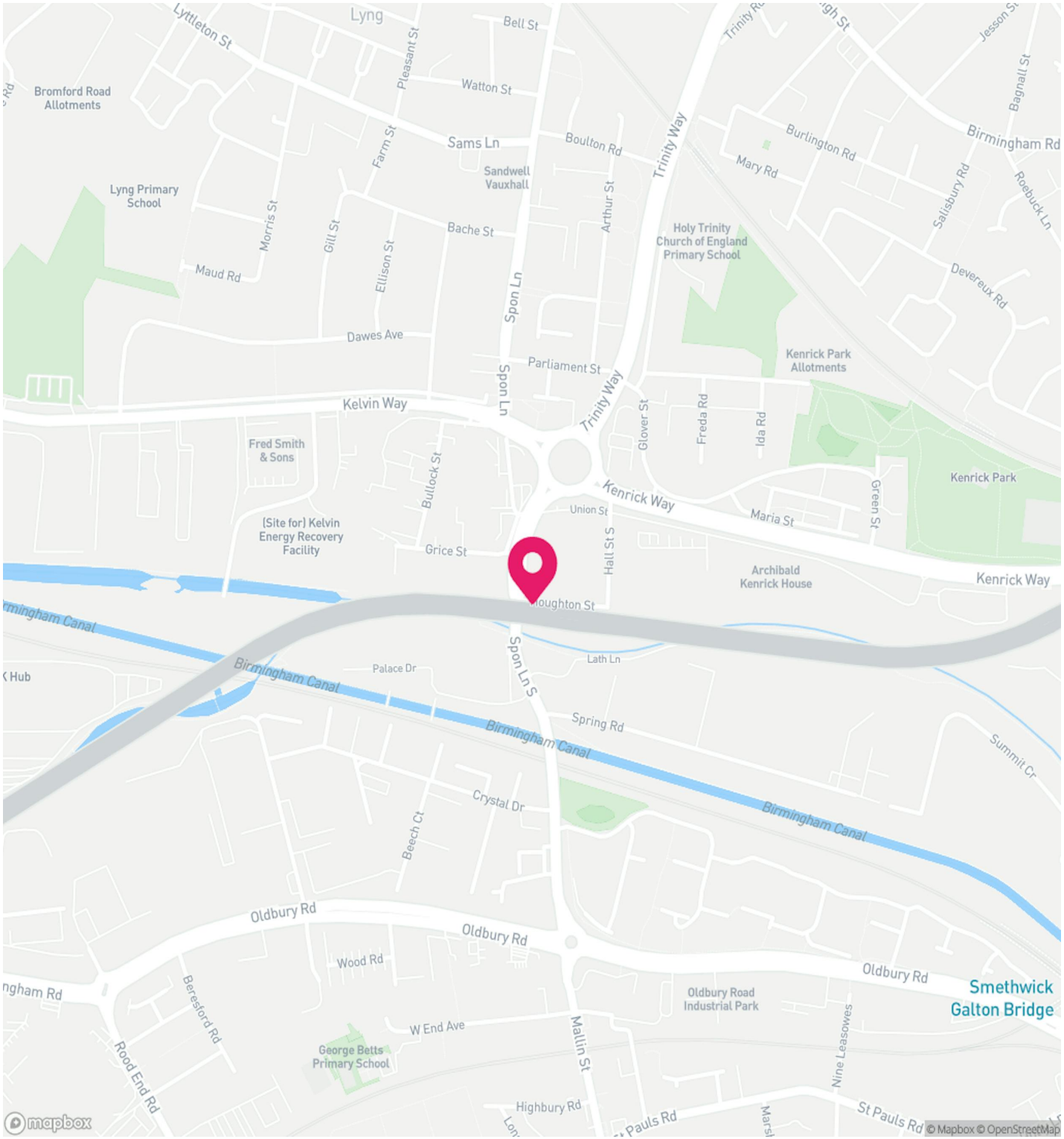
The property comprises a mid-terraced industrial/warehouse premises of steel truss construction with brick and blockwork elevations, surmounted by a pitched steel-clad roof incorporating translucent rooflights.

Internally, the property provides predominantly open-plan warehouse accommodation with a concrete floor, painted blockwork walls and LED strip lighting. Access is provided via two roller shutter loading doors to the front elevation, together with a separate pedestrian entrance.

Ancillary accommodation includes a cellular office, WC facilities and additional mezzanine office accommodation positioned to the rear of the warehouse.

Externally, the property benefits from a hardstanding forecourt providing loading and parking facilities, with a prominent frontage onto Spon Lane south



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SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

RATEABLE VALUE

April 2026 RV £10,750 - Small Business Rates exemption applies, subject to tenant qualification.

LEASE

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

RENT

£26,500 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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