

TO LET

FULLY REFURBISHED INDUSTRIAL/WAREHOUSE

Unit 1, Spon Lane Industrial Estate, Spring Road, Smethwick, B66 1PE



- 18,337 sq ft (1,703 m²)
- Two storey office accommodation
- New Low Energy Lighting
- Secure parking to the front
- Easy access to J1 of M5
- Area well served by railway stations

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Industrial estate approximately 4½ miles north west of Birmingham city centre, adjacent to M5 motorway approximately half way between J1 and J2. Easy access to both junctions.

Area well served by railway stations, with mainline Sandwell and Dudley rail stations, Smethwick Rolfe Street rail station and the Hawthorns Park & Ride all being within two miles of the property.



Location

Spon Lane Industrial Estate is situated on Spring Road, being adjacent to the M5 motorway and accessed off the A4031 Spon Lane South. This road links with both the A4182 to the north and A457 Oldbury Road to the south and both lead to Junction 1 of the M5 half a mile to the east via the A4252 (Telford Way). West Bromwich town centre and Oldbury town centre are approximately 1½ miles and 2 miles distant respectively.

Description

Spon Lane Industrial Estate comprises thirteen units in three terraces and one detached building.

The unit fronts the main road and has just been comprehensively refurbished. The unit is of steel portal frame construction beneath a lined sheeted roof, with profile clad and blockwork elevations, incorporating two storey offices at the front.

Access into the main warehouse area is via a canopied roller shutter door to the side of the unit. The unit has a clear working height of approximately 6 metres.

Description (continued)

The two storey office accommodation is located to the front of the unit. The unit has Low Energy Lighting throughout, kitchen facility and male and female toilet facilities.

Secure parking for circa 20 vehicles behind palisade fence.

Accommodation

The property provides the following approximate gross internal floor areas:- 18,337 sq ft (1,703 m²).

Rent

Price on application.

Planning

The unit is suitable for uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 2005.

Interested parties are advised to speak to the local authority in respect of their proposed use.



Tenure

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Rateable Value

Rateable Value:- £77,000

Rates Payable:- £37,961

2018/2019 Rates Payable 49.3p in the £.

Energy Performance Rating

The property has an Energy Performance Rating of E.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

The successful tenant will be required to submit two forms of identity, in accordance with Anti Money Laundering regulations.

Services

We understand that all mains services are connected.

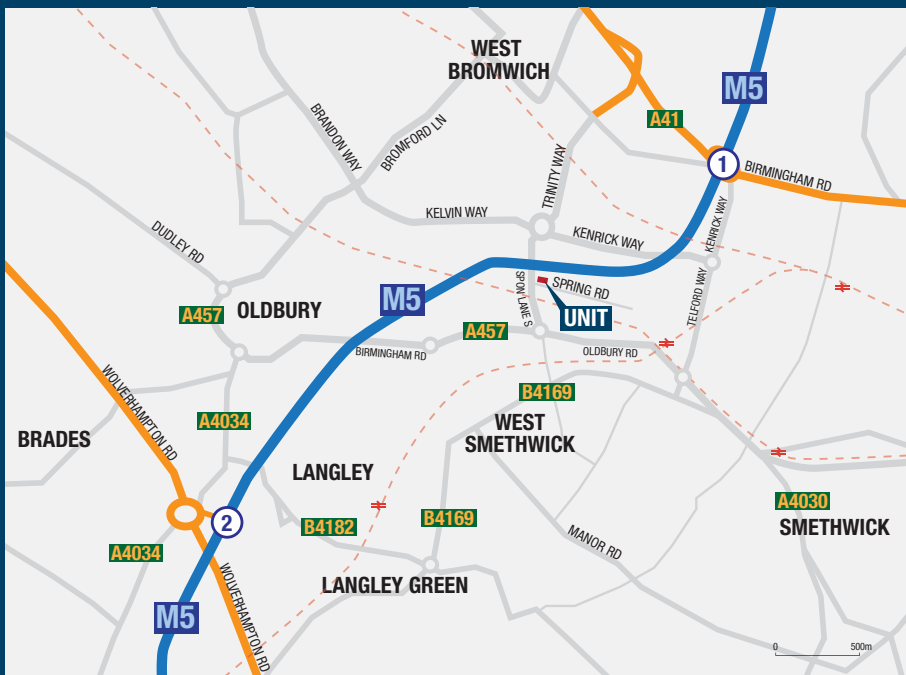
Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.





Viewing

Strictly by prior arrangement with the Joint Agents.

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