

**WAREHOUSE PREMISES WITH  
SECURE YARD – INVESTMENT**



**UNIT 118 MIDDLEMORE BUSINESS PARK,  
MIDDLEMORE ROAD, BIRMINGHAM, B21 0AY**

**11,429 SQ FT (1,102.5 SQ M)**

- MODERN PREMISES
- SELF-CONTAINED
- SECURE GATED YARD
- HIGH EAVES

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## LOCATION

The property is located on Middlemore Road within the Middlemore Business Park in Smethwick, situated close to its junction with Holyhead Road (A41). Smethwick Galton Bridge Train Station is located approximately 0.8 miles away, providing regular services to Birmingham New Street and Wolverhampton. The surrounding road network offers easy access to the A41 Holyhead Road, which connects directly with Junction 1 of the M5 Motorway approximately 1 mile to the west, providing access to the wider regional and national motorway network.

## DESCRIPTION

The premises comprise of a single storey detached steel framed building with full height brick elevations and two storey offices to the front. Internally, the property is arranged to provide a warehouse at ground floor level, which benefits from a solid concrete floor, three phase electric, sodium lighting, metal concertina shutter door and WC facilities. There is also a mezzanine floor which has been fitted out with offices and is accessed from the front. Externally there is a secure gated yard which is suitable for parking or storage. The front of the property provides car parking for several cars.

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	8,505	830.7
Mezzanine Floor	437	40.6
External Yard	2,488	231.2
<b>TOTAL</b>	<b>11,430</b>	<b>1,102.5</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised services are connected to include mains gas, water and three phase electricity.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## OCCUPATIONAL LEASE

The property is let on a 5-year lease with effect from 1<sup>st</sup> September 2025 at a passing rent of £55,000 per annum exclusive. The rent is to increase to £57,000 per annum exclusive from 1<sup>st</sup> September 2026.

## TENURE/RENT

The property is held on a long leasehold interest for a term of 150 years from 1986, with approximately 110 years remaining. The ground rent is currently £250 per annum, rising to £360 per annum from 26<sup>th</sup> March 2036, and is subject to review every 25 years.

The long leasehold interest is available at a quoting price of £1,300,000 subject to contract.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £37,250. Rates payable will be in the region of £18,587.75 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

