



2 Beech Court, Sandwell Business Park, Smethwick B66 1RD

TO LET

INDUSTRIAL / WAREHOUSE

Size
29,948 sq ft (2,782 sq m)

Rent
£240,000 per annum exclusive

Height to underside of
haunch - 6.2m (20' 4") approx.

On site car parking

Two roller shutter doors

Within 2.5 miles of Junctions
1 and 2 of the M5 Motorway

Landlords works planned

Location

The unit is located on Beech Court, Sandwell Business Park, Smethwick. Access is via the A457 Oldbury Road and Spon Lane South. Junctions 1 and 2 of the M5 motorway are within 2 and 2.5 miles respectively.

Description

The unit is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two pitched, metal profiled roofs incorporating filon roof lights. Height to underside of haunch - 6.2m (20' 4") approx. Access is via two roller shutter doors. A mezzanine floor is included. The unit includes two storey offices providing a range of private and open plan rooms. The offices benefit from aluminium framed windows and suspended ceilings with ceiling mounted air conditioning units to part.

Car parking is available to the side of the unit.

Please note that landlords works will be undertaken to the Unit.

Accommodation (Gross Internal Area) approx.

Warehouse - 26,841 sq.ft (2,494.55 sq.m)

Offices - 3,107 sq.ft. (288.74 sq.m.)

Total 29,948 sq.ft. (2,783.29 sq.m.)

Mezzanine - 1,526 sq.ft. (141.85 sq.m.) approx.

Services

All mains services are connected. 2 No. gas fired space heaters are located to the warehouse. A gas fired boiler feeds panel radiators to the offices.

Note: The Landlords/Agents have not tested the services.

Rating Assessment

Rateable Value: £156,000.

U.B.R. - 55.5p in the £ (2025/2026).

Lease Terms

The premises are available with the benefit of a new lease for a term to be agreed with the tenant responsible for all repairs/decorations and the insurance premium as arranged by the landlord. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas/services.

Rent

£240,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC Rating - to follow.

Viewing

Strictly via the Sole Agents.

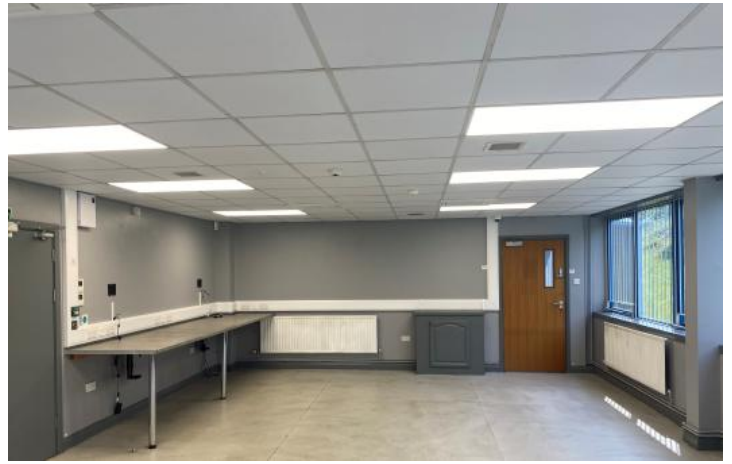
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