

Wattville Road, Smethwick, West Midlands, B66 2NU



TO LET

Newly Constructed Industrial / Warehouse Premises

Four Units of 1,885 ft² up to 7,540 ft²

Location

The units are situated fronting Wattville Road close to its junction with Downing Street and Cornwall Road.

The location benefits from direct access to J1 of the M5 motorway via the A41 Holyhead Road only ½ mile distant.

The A41 also provides a direct route to West Bromwich Town Centre and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk and regular bus services in the immediate area.

Description

The development comprises four newly constructed industrial units of steel portal frame construction with full height brick and block elevations surmounted by a profile steel clad roof incorporating translucent roof lights.

Each unit benefits from excellent eaves height, electric roller shutter access, concrete flooring, power, lighting and WC facilities.

Externally the units have forecourt car parking and unrestricted on street car parking on Wattville Road.

Accommodation / Rental

Unit	Size	Rental (per annum)
1	1,885 ft2 (175 m2)	£12,000
2	1,885 ft2 (175 m2)	£12,000
3	1,885 ft2 (175 m2)	£12,000
4	1,885 ft2 (175 m2)	£12,000

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

We understand each unit will qualify for exemption under small business rates relief, subject to tenant’s eligibility.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand that the property has planning under use classes B2 (General Industrial) and B8 (Storage or Distribution).

However, we do advise all interested parties to make their own enquiries with the local planning department.

Availability

The property is available from the beginning of November 2019.

Viewings

Strictly via the sole letting agent Siddall Jones: 0121 638 0500

