

UNITS 1, 1A ,1B & FIRST FLOOR OFFICES, DOWNING STREET,
SMETHWICK, WEST MIDLANDS, B66 2JL (B66 2PA)



TO LET

**HIGH BAY, GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION**

13,400 sq.ft/1,244.89 sq.m

- Prominent corner position, situated at the intersection of Downing Street and Cornwall Road.
- High Bay – working height, **circa 34 ft/10.36 m.**
- Series of substantial access doors.
- Secure, off-street car parking/loading facility.
- Circa, 1.5 miles from Junction 1 of the M5 motorway.
- Gantry craneage.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises occupies a prominent corner position, situated at the intersection of Downing Street and Cornwall Road.

Junction 1 of the M5 motorway is located approximately 1.5 miles north west.

Junction 1 is within close proximity to the main intersection of the M5 & M6 motorways (Ray Hall Interchange).

Birmingham City Centre is situated approximately 3.75 miles south east.

DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary offices.

Benefits include;

- Minimum working height circa, **34 ft/10.36 m.**
- Accessed via a series of substantial doors.
- Secure/enclosed/gated, off-street loading/car parking facility.
- Excellent natural light.
- Gantry craneage.

ACCOMMODATION

13,400 sq.ft/1,244.89 sq.m

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and drainage. No mains gas. .

TERM

The property is available on the basis of a 5 year FRI lease, at an asking rental level of **£60,000 pax**

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

At present, the subject premises attracts 4, separate, business rate assessments.

Combined rateable value - £39,150

Rates payable circa, £19,500

We are of the opinion, if all 4 assessments are combined, there will be a reduction in the rateable value/rates payable.

Further information is available from the sole letting agents.

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant, will be in the region of **£5,000.**

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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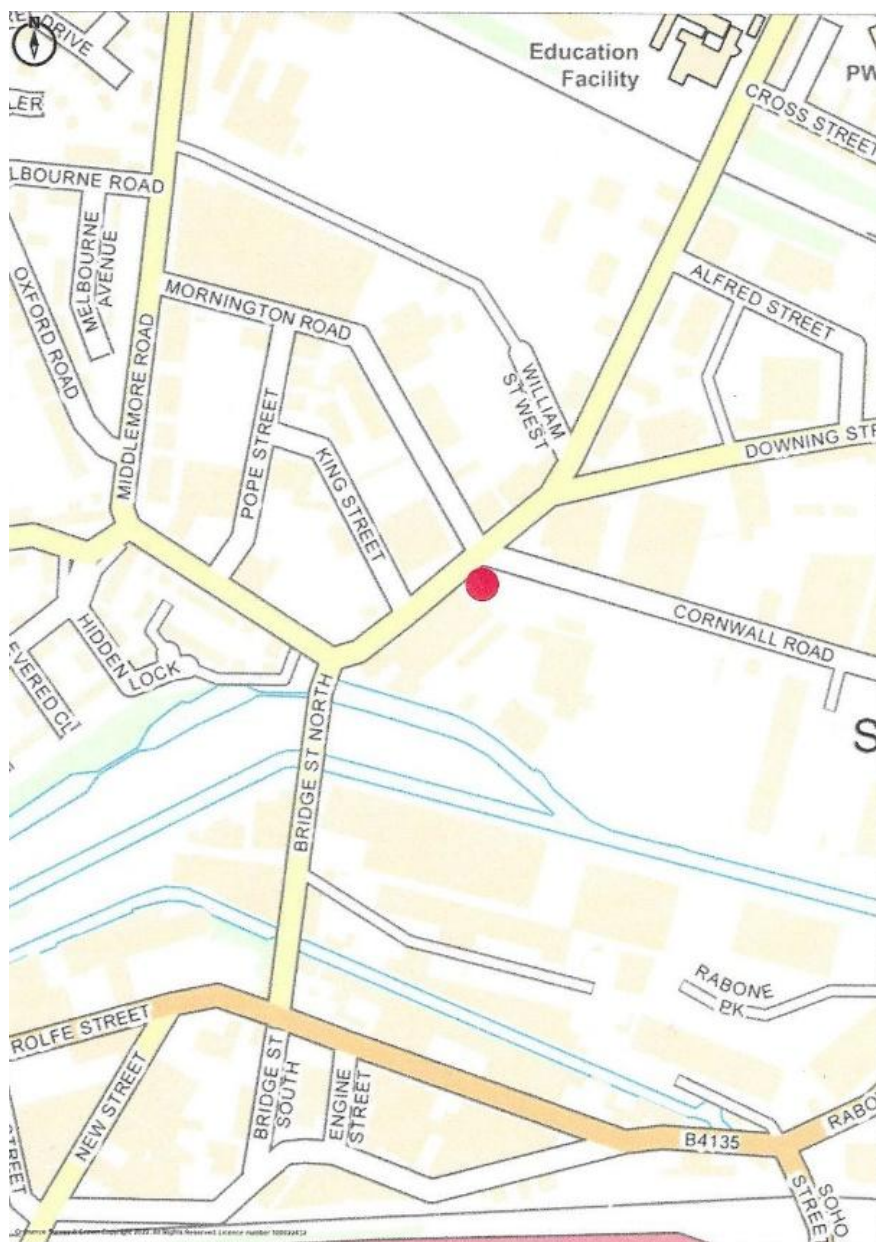
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.