

SOLAR WORKS, CORNWALL ROAD, SMETHWICK, WEST MIDLANDS,
B66 2JR



TO LET (MAY SELL)

**INDUSTRIAL/WAREHOUSE/
STORAGE/OFFICE ACCOM.**

12,250 sq.ft/1,138.05 sq.m

- Secure/surface/enclosed yard area located to the rear.
- Open span.
- Gantry crainage.
- Substantial, roller shutter door access.
- Circa, 3.5 miles north west of Birmingham City Centre.
- Circa, 1.5 miles from junction 1 of the M5 motorway.

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LOCATION

The subject premises enjoys an extensive frontage onto Cornwall Road, mid distance between the intersections with Downing Street and Rabone Lane (B4136).

Birmingham City Centre is located approximately 3.5 miles south east.

Access to the national motorway network is provided by junction 1 of the M5 motorway (circa, 1.5 miles north west).

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

DESCRIPTION

The subject premises provides predominantly ground floor, production/warehouse/ industrial accommodation, including ancillary offices and mezzanine storage, situated at first and second floors.

Advantages include:

- Substantial/surfaced/secure yard area to the rear.
- Electrically operated roller shutter door access.
- Open span.
- 3.2 tonne gantry craneage.
- Gas fired blow heater/gas fired central heating system.
- High spec office accommodation.
- Kitchen & toilet facilities throughout.

It should be noted, the landlord/vendor intends to install further roller shutter door access to the rear.

ACCOMMODATION

12,250 sq.ft/1,138.05 sq.m

A breakdown of the individual areas is available from the sole letting/selling agent

TERM

The property is available on the basis of a 10 year, FRI lease (5 year review pattern), at an asking rental level of **£60,000** pax.

Alternatively, offers are invited for this valuable freehold interest with vacant possession.

Further information is available from the retained agents.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value – **£19,750**

Rates Payable - **£9,875**

MAINS SUPPLIES

All mains supplies are connected, on a primary basis, including a substantial, 3 phase electrical supply, gas, water and drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant/buyer.

For More Information Contact:

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SMB
Stephens McBride

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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.