



1,424.44 sq m (15,333 sq ft)

Property Highlights

- Double bay industrial unit with 2 storey office accommodation
- Prominent position on Anne Road
- Up to 6.2m working height
- Situated in an established industrial area

For more information, please contact:

Will Arnold
Surveyor
+44 (0)121 697 7347
will.arnold@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

The property is located on Anne Road, Smethwick, in close proximity to the Holyhead Road (A41) and Birmingham City Centre. The A41 leads to the A4540 and onwards to the A38 Aston Expressway, in turn providing direct access to Junction 6 of the M6 Motorway.

Description

The property comprises a brick built, two storey industrial unit with office accommodation. The building is of steel portal frame construction with brick elevations and lined corrugated roof incorporating roof lights.

The ground floor warehouse includes two industrial bays, connected via an internal door. Each bay is accessible directly from Anne Road via level access doors, and there is a minimum working height of 4.36m.

The office accommodation provides a combination of office and staff facilities with lino floors, gas radiator heating and electric strip lighting throughout.

Male and female lavatories are provided at ground floor with single lavatory and kitchen at ground floor adjacent to the warehouse.

Accommodation

Description	Sq ft	Sq M
Warehouse	13,575	1,261.13
Ground floor Offices	654	60.76
First floor Offices	1,105	102.62
Total	15,333	1,424.52

Business Rates

Rateable Value £17,450 (2017)

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Tenure

The property is available by way of an FRI on terms to be agreed.

Rent

Available upon request.

EPC

D81

Planning

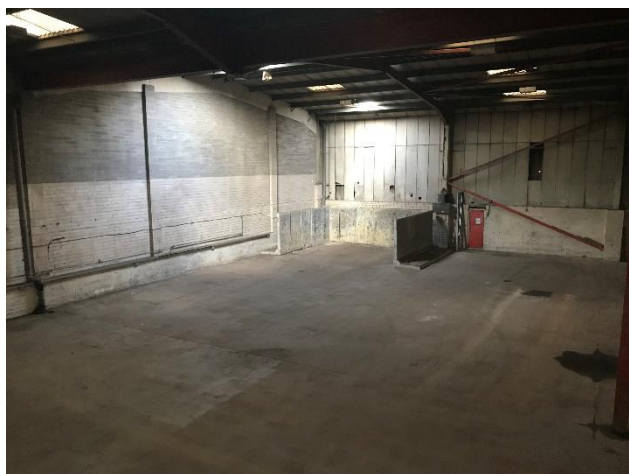
The premises is currently used within use class B8 under the Town and Country Planning Act (Use Classes) Order 1987.

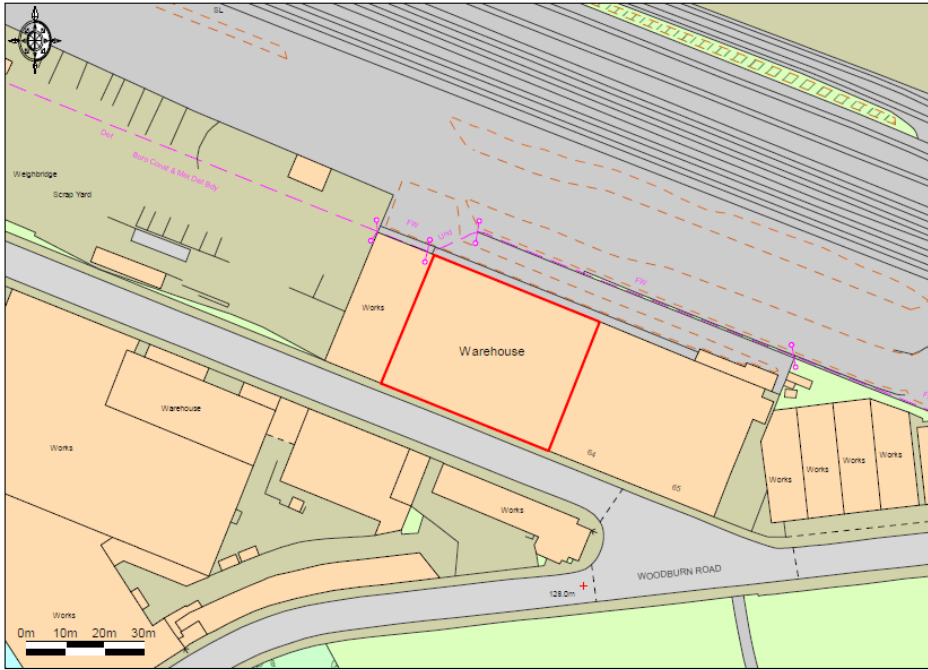
All parties are advised to contact Birmingham City Council in relation to planning enquiries.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

Will Arnold
+44 (0)121 697 7347
+44 (0) 7793 149 886
will.arnold@cushwake.com





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