

TO LET

Industrial/Warehouse Unit
Fully Refurbished
18,827 Sq Ft (1,749.06 Sq M)



Unit 1, Spon Lane Industrial Estate,
Spring Road, Smethwick, B66 1PE



UNIT 1, SPON LANE INDUSTRIAL ESTATE, SMETHWICK



Unit 1, Spon Lane Industrial Estate, Spring Road, Smethwick, B66 1PE



Refurbished industrial/warehouse unit with two storey office accommodation, within easy access of J1 of the M5 Motorway.

- 18,827 sq ft (1,749.06 sq m)
- Refurbished industrial/warehouse unit
- Clear working height approximately 6 metres
- Two storey office accommodation
- New low energy lighting
- New roof covering
- Secure parking to the front
- Easy access to J1 of M5
- Area well served by railway stations



Mike Price 07909 596 051



mike.price@fishergerman.co.uk



Luke Dodge 07774 149 864



luke.dodge@fishergerman.co.uk



fishergerman.co.uk

Fully refurbished industrial/warehouse unit with two storey offices

Location

Spon Lane Industrial Estate is situated on Spring Road, being adjacent to the M5 Motorway and accessed off the A4031 Spon Lane South. This road links with both the A4182 to the north and A457 Oldbury Road to the south and both lead to Junction 1 of the M5 half a mile to the east via the A4252 (Telford Way).

West Bromwich town centre and Oldbury town centre are approximately 1.5 miles and 2 miles distant respectively. The estate is approximately 4.5 miles north west of Birmingham city centre, adjacent to the M5 Motorway approximately half way between Junction 1 and Junction 2. Easy access to both junctions.

Area well served by railway stations, with mainline Sandwell and Dudley rail station, Smethwick Galton Bridge rail station, Smethwick Rolfe Street rail station and the Hawthorns Park & Ride all being within 2 miles of the property.

Description

Spon Lane Industrial Estate comprises 13 units in three terraces and one detached building.

The unit fronts the main road and has just been comprehensively refurbished. The unit is of steel portal frame construction beneath a lined sheeted roof, with profile clad and blockwork elevations, incorporating two storey offices at the front.

Access into the main warehouse area is via a canopied roller shutter door to the side of the unit.

The unit has a clear working height of approximately 6 metres.

The two storey office accommodation is located to the front of the unit. The unit has low energy lighting throughout, kitchen facility, male and female toilet facilities.

Secure parking for circa 30 vehicles behind palisade fence. Additional car parking is available to the side elevation of the warehouse.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	1,367.10	14,715
Ground	Offices	191.18	2,058
First	Offices	190.78	2,054
Total GIA		1,749.06	18,827

Rent

On application.

Tenure

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Planning

The unit is suitable for uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 2005.

Interested parties are advised to speak to the local authority in respect of their proposed use.

Business Rates

Rateable Value £77,000

Services

We understand that all mains services are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating E.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

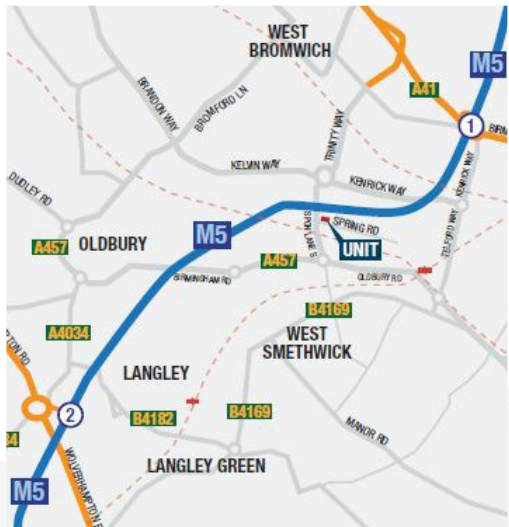
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents Darby Keye 01675 467 321.



Licence Number - 100022432 - Not to Scale

UNIT 1, SPON LANE INDUSTRIAL ESTATE, SMETHWICK



Licence Number - 100022432 - Not to Scale

Approximate Travel Distances



Locations

- West Bromwich 1.5 miles
- Oldbury 2 miles
- Birmingham 4.5 miles

Sat Nav Post Code

- B66 1PE



Nearest station

- Smethwick Galton Bridge 0.7 miles



Nearest Airports

- Birmingham Int 20.2 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2020. Photographs dated July 2020.

