

Unit 9, Alexandra Trading Estate, Alexandra Road  
Birmingham, B21 0PD



**TO LET**

Modern Industrial Premises

Gross Internal Area: 2,613 ft<sup>2</sup> (242.75 m<sup>2</sup>)

### Location

The property is located on the Alexandra Trading Estate at the junction of Alexander Road and Watt Street on the fringes of Smethwick.

Watt Street provides access to the (B4136) Booth Street, which dissects the main industrial heartland of Smethwick, approximately 4 miles east of Birmingham City Centre.

Junction 1 of the M5 Motorway is approximately 1.5 miles to the northwest providing access to the national motorway network.

### Description

The property comprises a single storey modern industrial warehouse of steel portal frame construction with part block, part metal cladding elevations under a pitched metal clad roof.

The warehouse benefits from concrete flooring, high bay sodium lighting, electric roller shutter door, three phase power and generous working height.

A mezzanine floor and two ground floor offices offer further accommodation.

Externally the property benefits from four allocated car parking spaces.

### Accommodation

**Total (GIA) 2,613 ft<sup>2</sup> (242.75 m<sup>2</sup>) approx.**

### Services

We understand that all mains services are connected on or adjacent to the premises.

### Terms

The property is available on a new lease, with length to be agreed, at £14,500 per annum.

### VAT

We understand that VAT is payable on all outgoings contained within the lease.

### Legal Costs

All parties are responsible for their own legal costs incurred during the transaction.

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas and security.

### Planning

We understand that the units have planning permission under use classes B1 (Offices, Light Industrial) B2 (General Industrial) and B8 (Warehousing).

### Energy Performance Certificate

Available upon request from the agent.

### Viewings

Strictly by prior appointment with the sole agents:

**Siddall Jones 0121 638 0500**

