

Units 40, 106 and 107 Middlemore Industrial Estate, Smethwick, B66 2EP



**FOR SALE**

Industrial Premises with Refurbished Offices

Gross Internal Area: 32,715 ft<sup>2</sup> (3,039.27 m<sup>2</sup>)

### Location

The property is situated on Middlemore Industrial Estate, accessed off Middlemore Road in Smethwick close to West Bromwich Albion Football ground.

The property benefits from direct access to J1 of the M5 motorway via the A41 Holyhead Road only ½ mile distant.

The A41 also provides a direct route to West Bromwich Town Centre and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk and regular bus services in the immediate area.

### Description

The property comprises three interconnecting industrial units of steel portal frame construction with full height brick elevations surmounted by a pitched insulated roof incorporating translucent roof lights.

The units benefit from concrete flooring, high bay sodium lighting, electrically operated level roller shutter doors, three phase power, gas fired radiant heating and generous eaves height.

Two storey brick-built offices are provided to the front elevation and have been refurbished to a high standard including wood laminate flooring, LED lighting, walnut veneer doors and window finishing's, emulsion coated white walls, data cabling, UPVC double glazed windows, gas fired central heating and air conditioning.

Externally the units benefit from parking and yard to the front and loading access from the rear of the premises.

### Accommodation

**Total (GIA) 32,715 ft<sup>2</sup> (3,039.27 m<sup>2</sup>) approximately**

### Price / Tenure

Offers in the region of £1,050,000 are sought for the long leasehold interest, subject to contract.

The ground lease is held for 150 years from 30th May 1986 at a ground rental of £500.00 per annum.

### Business Rates

Rateable Value: £66,000  
Rates Payable: £32,538.00 per annum approximately.

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of the estate along with manned security and CCTV.

We understand the current service charge payable for all three units is £19,977.04 per annum.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Services

The property has the benefit of an independent three phase electricity and gas supply.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Use

We understand that the unit has planning permission under use classes B2 (General Industrial).

The property may be suitable for other uses subject to obtaining the necessary planning consent.

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

**Strictly via the sole agent Siddall Jones on 0121 638 0500.**

