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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

FOR SALE / TO LET
INDUSTRIAL UNITS
UNIT 82E ROLFE STREET
SMETHWICK
WEST MIDLANDS
B66 2AX

1,750 - 25,928 sq ft (162 - 2,407 sq m)

Junction 1 of M5 within 1 mile.

Established industrial location.

Secure yard.

Birmingham City Centre within 3.5 miles.

bulleys.co.uk/82rolfestreet



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

The premises are located on the north side of Rolfe Street in Smethwick, backing onto the canal at the rear. Junction 1 of the motorway is approximately 1 mile to the north west. Vehicular access to the property is via a set of iron gates off Rolfe Street.

DESCRIPTION

The property comprises four warehouses providing a mixture of portal frame and truss roof construction. The buildings are arranged into 4 bays with office accommodation, kitchenette and WC facilities.

The premises comprise a combination of brick/block and metal clad elevations. The units benefit from a concrete floor, roller shutter access and a large shared yard at the front of the site for car parking and unloading.

The minimum eaves height is approximately 3.8 m rising to 6.25 m in Unit A and 4.92 m in units B—D.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit A	6,974	647
Unit B/C	11,509	1,069
Unit D	5,695	529
Unit E	1,750	162
Total	25,928	2,407

SERVICES

We are advised that mains water, drainage and 3 phase electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Prices available upon application.

LEASE TERMS

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

PURCHASE PRICE

Please contact the agents for further details.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Unit A

Rateable Value: £22,250.00

Rates Payable: £10,969.25 (April 2016/17)

Unit B

Rateable Value: £12,750.00

Rates Payable: £ 6,120.00 (April 2016/17)

Unit C

Rateable Value: £9,700.00

Rates Payable: £4,656.00 (April 2016/17)

Unit D

Rateable Value: £10,250.00

Rates Payable: £ 4,920.00 (April 2016/17)

Unit E

Rateable Value: £9,000.00

Rates Payable: £4,320.00 (April 2016/17)

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

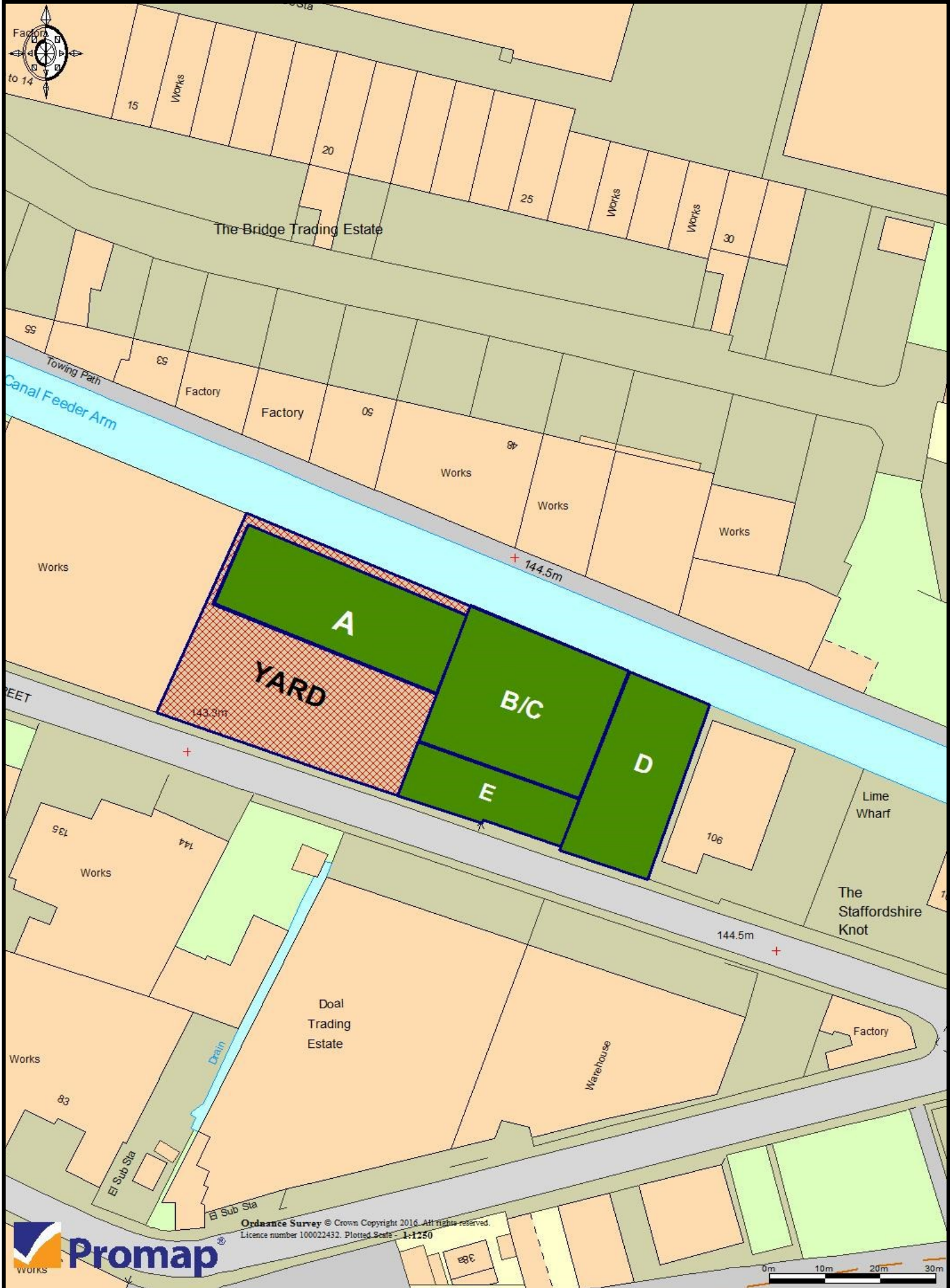
WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/82rolfestreet

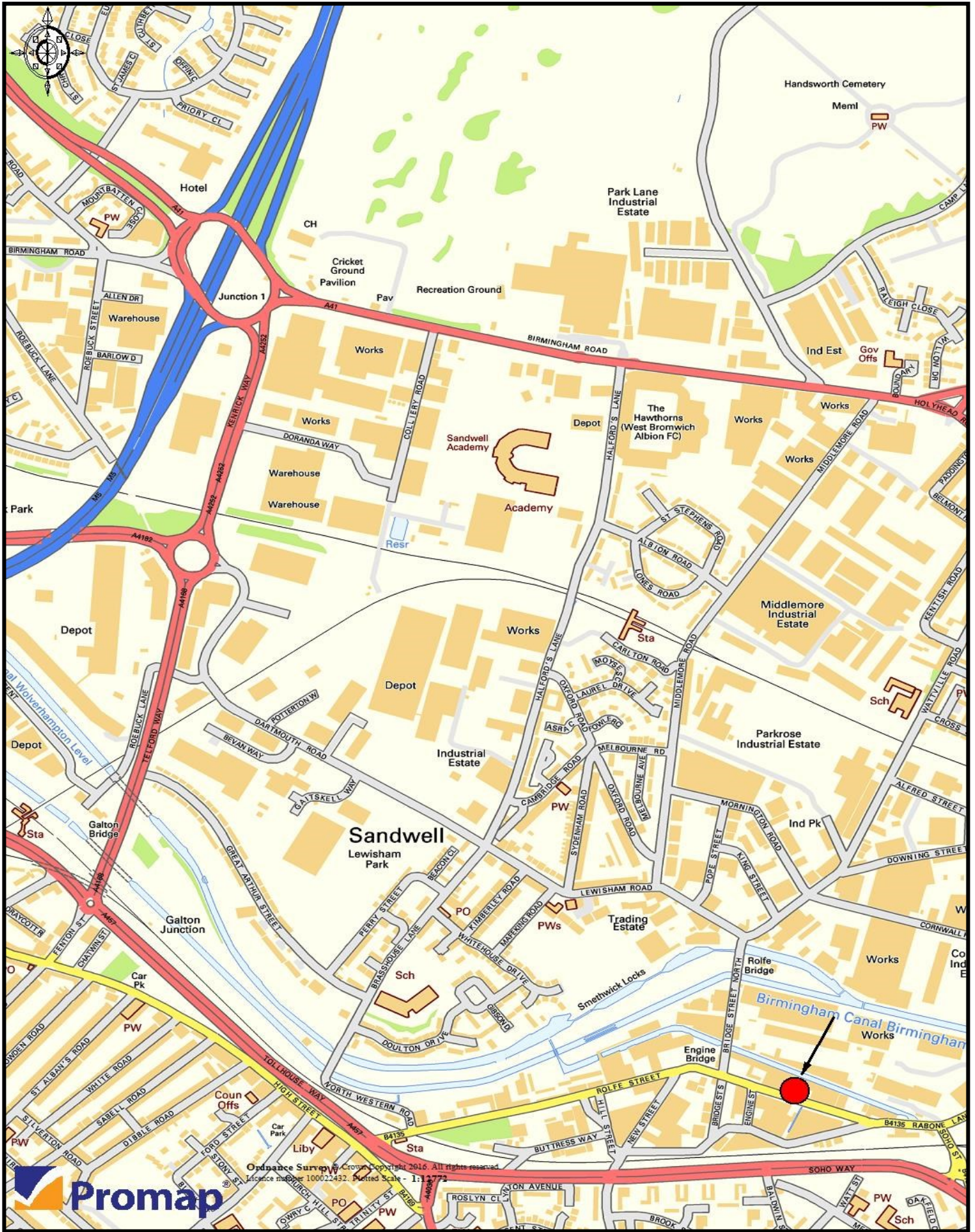
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 04/16.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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