

# UNIT 5 ALPHA BUSINESS PARK

WEST BROMWICH | WEST MIDLANDS | B66 1BZ

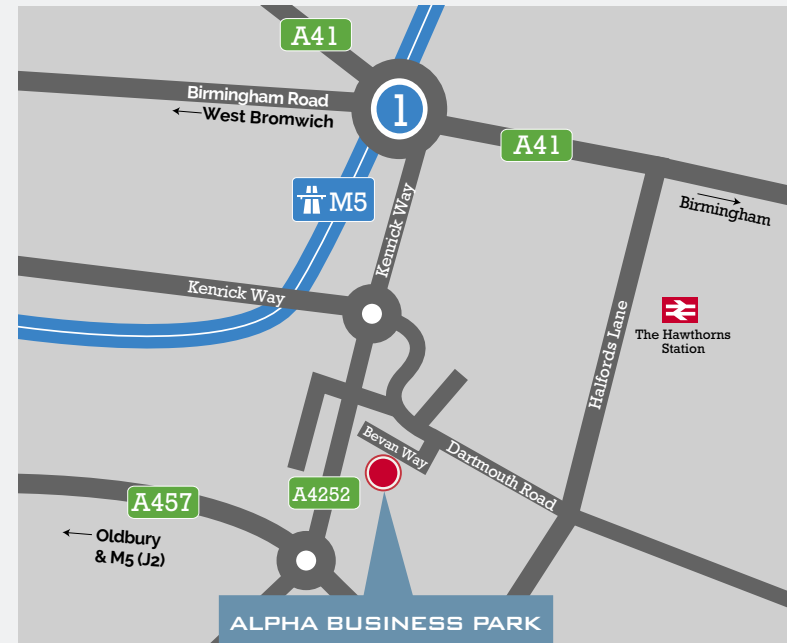
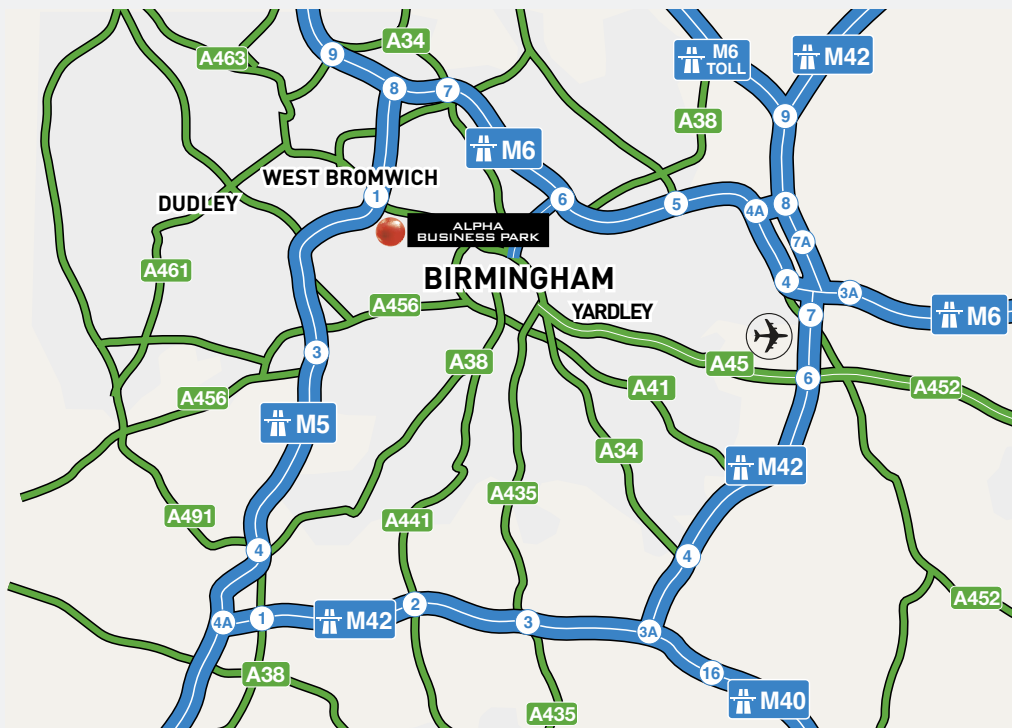


## TO LET

MODERN INDUSTRIAL WAREHOUSE WITH OFFICES  
**20,925 SQ FT** (1,944 SQ M) APPROX

- EXCELLENT LOCATION CLOSE TO J1 M5 MOTORWAY (0.5 MILES APPROX)
- LOADING YARD & CAR PARKING
- COMPLETELY REFURBISHED THROUGHOUT





## LOCATION

The unit is located on the popular Alpha Business Park on Bevan Way, off Dartmouth Road that in turn links to the main A4168 Kenrick Way in West Bromwich.

Kenrick Way provides direct access to Junction 1 of the M5 motorway approximately 0.5 miles from the subject property, in turn linking to the M6, M42, M40 and National Motorway Network.

## TRAVEL DISTANCES

M5 (J1)	0.5 miles
Birmingham	5 miles
M6 (J8)	4 miles
M40	15 miles
M1 (J19) & A14	31 miles

[Click here to open in Google Maps >>](#)





## DESCRIPTION

The unit comprises a modern two-bay steel portal framed industrial building with part blockwork/ metal clad elevations surmounted by a lined profile metal roof incorporating translucent roof lights. Integral offices are built to the front facade.

The property otherwise provides:

### WAREHOUSE

- Fully refurbished to high specification
- 6.5m eaves height (approx)
- Painted concrete floor
- 2 x electric roller shutter doors
- High bay lighting

### OFFICES

- Fully refurbished to high specification
- Ground floor office accommodation
- First floor canteen (to Unit 4)
- Suspended ceilings with Cat II lighting
- Carpet throughout
- W/C accommodation
- Heating

### EXTERNAL AREAS

- Onsite parking and service yard

## AVAILABILITY/ TENURE

The unit is available on a new lease to be agreed.

## EPC

EPC Rating C (55).

## VAT

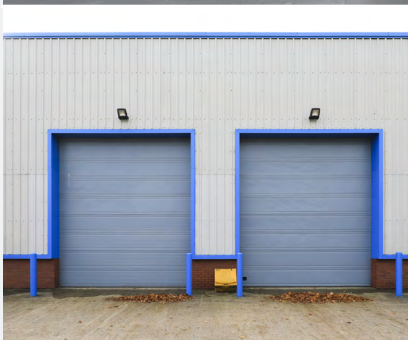
VAT may be chargeable in any transaction.

## ACCOMMODATION

### UNIT 5

Warehouse area	19,375 sq ft	(1,800.0 sq m)
Ground floor offices & mezzanine	1,550 sq ft	(144.0 sq m)
<b>TOTAL GIA (approx)</b>	<b>20,925 sq ft</b>	<b>(1,944.0 sq m)</b>





## RENTAL

The property is available by way of a new full repairing and insuring lease of a headline rent of £5.00 per sq ft.

## BUSINESS RATES

UNIT 5 RV 2017 (Warehouse & Premises) £86,500.

## SERVICES

We understand that all mains services are provided to the site. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their solicitor or surveyor.

## VIEWINGS

Strictly via sole joint agents:

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