

TO LET

UNITS 5&6 BOOTH STREET SMETHWICK, B66 2PF

harrislamb
PROPERTY CONSULTANCY



INDUSTRIAL / WAREHOUSE PREMISES

20,382 sq ft (1,893.55 sq m) (Approx. Gross Internal Area)

- Prominent multi-let estate
- Within approximately 1 mile of Junction 1 of the M5
- 0.29 acre yard

LOCATION

The units are located on the corner of Booth Street (B4136) at the Junction with Downing Street on the outskirts of Middlemore Industrial Estate. The property lies 3.4 miles to the North-West of Birmingham City Centre. The property is situated approximately 1-mile from Junction 1 of the M5 motorway which provides access to the wider National Motorway Network.

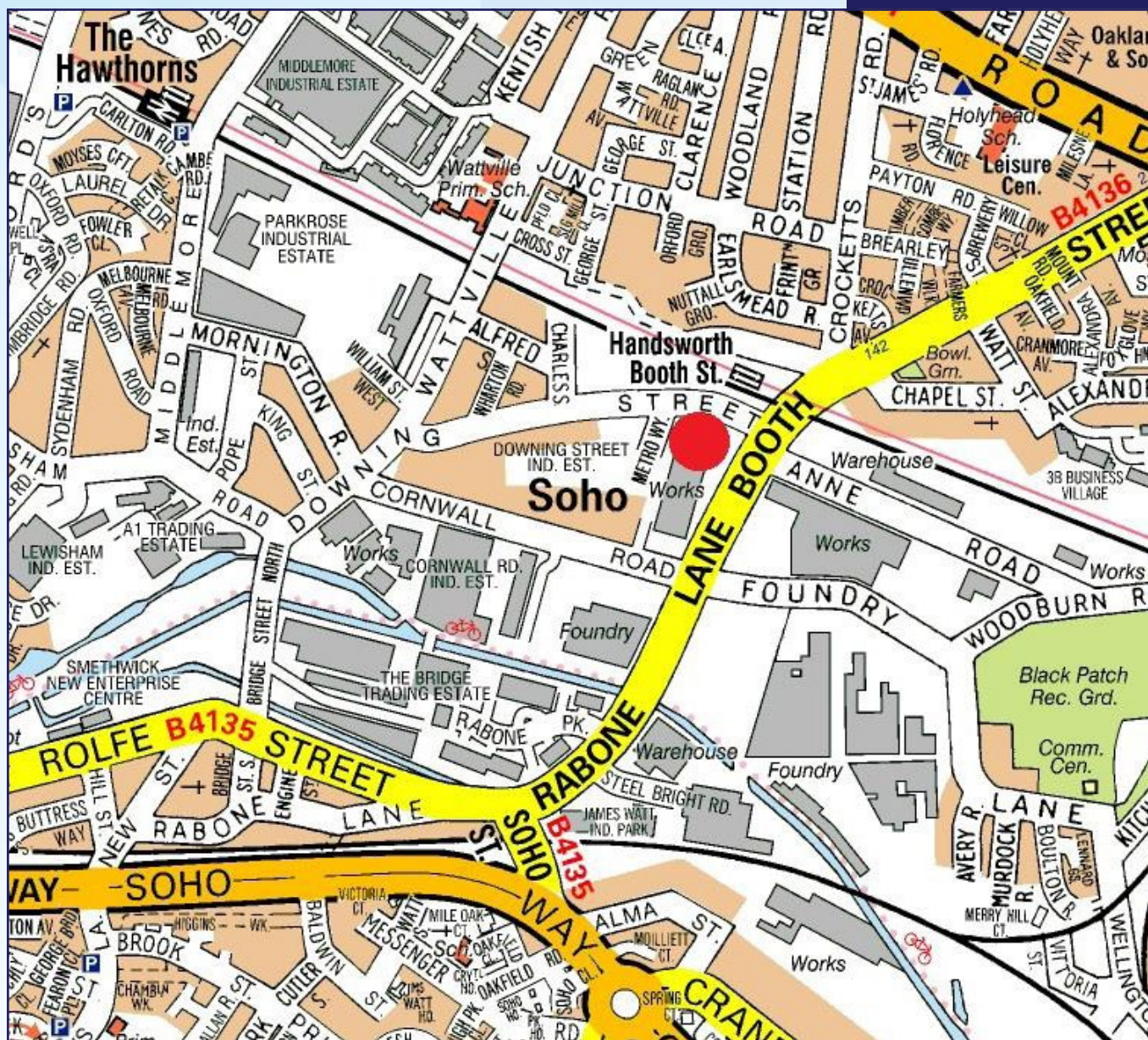
The surrounding areas on either side of Booth Street are predominantly industrial in nature, with a number of local industrial estates in the vicinity, namely Downing Street Industrial Estate, Middlemore Industrial Estate and Park Road Industrial Estate. Vehicular access to the property is via two sets of iron gates off Booth Street.

DESCRIPTION

The property comprises an end terrace industrial / warehouse unit of portal frame construction. The units comprise of open plan warehouses with office accommodation and W.C. facilities. The elevations are a mix of blockwork and brick elevations under pitched profile clad roofs which incorporate translucent roof lights.

Internally, the unit has a solid concrete floor and is serviced by an electric roller shutter door (3.7m high x 6.2 m. wide) and a minimum eaves height of 3.6 m.

Externally, the unit benefits from a front service yard/car park, and a 0.29 acre yard to the side elevation.



ACCOMMODATION

	SQ M	SQ FT
Units 5&6	1,893.55	20,382

TENURE

The unit is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

On Application.

BUSINESS RATES

To be confirmed.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough

Council on 0845 351 0017.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



EPC

EPC Rating: D (90).

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

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

VIEWING Strictly via joint agents

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SUBJECT TO CONTRACT

Ref: G5304

Date: 03/21

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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, nor 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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