

COMING
SOON!
TO LET



SMETHWICK WORKS

SAT NAV B66 1PE

**FULL INTERNAL AND EXTERNAL
REFURBISHMENT**

INCLUDING NEW ROOFING

5,565 – 60,813 sq ft

- Industrial / warehouse units
- Completely refurbished including new roof
- New LED lighting throughout
- Secure courtyard development with CCTV
- Ability to take units individually or as a whole
- 0.5 miles from Junction 1 of the M5 motorway

AVAILABLE Q3 2020





LOCATION

Smethwick Works is a comprehensively refurbished industrial scheme strategically located with excellent access to highways, labour and complementary businesses. The scheme is situated on Spring Road, accessed off the A4031 Spon Lane South. This road links with both the A4182 to the north and A457 Oldbury Road to the south and both lead to Junction 1 of the M5 half a mile to the east via the A4252 (Telford Way). West Bromwich town centre and Oldbury town centre are approximately 1.5 miles and 2 miles distant respectively.

ACCOMMODATION (AVAILABLE INDIVIDUALLY OR COMBINED)

| UNIT | SQ FT | SQ M |
|------|--------|-------|
| 6 | 7,575 | 703 |
| 7 | 5,790 | 537 |
| 8 | 5,793 | 538 |
| 9 | 7,802 | 724 |
| 10 | 7,438 | 691 |
| 11 | 5,565 | 517 |
| 12 | 7,438 | 691 |
| 13 | 13,412 | 1,246 |

DESCRIPTION

- Comprehensively refurbished including new roof
- Steel portal frame warehouse – eaves height 5.2m / apex 6.85m
- Access via electric level loading doors
- LED lighting throughout
- Office content including a tea point
- Allocated car parking
- Secure, gated scheme
- Landlord CCTV system

RENT

Rent on application.

TENURE

The units are available by way of a full repairing and insuring lease on a term to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

SERVICES

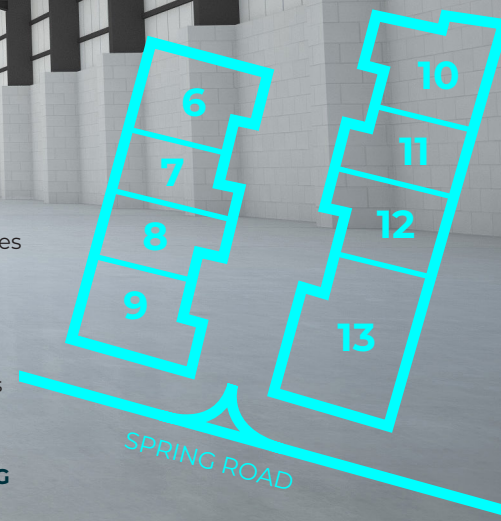
We understand that mains services are available to the property, namely mains water, electricity, gas and mains drainage.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE RATING

Available on application.



**FOR VIEWINGS,
PLEASE CONTACT
THE AGENTS**



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