

3 ALPHA BUSINESS PARK

WEST BROMWICH
WEST MIDLANDS | B66 1BZ



TO LET

MODERN INDUSTRIAL WAREHOUSE WITH OFFICES

29,227.5 SQ FT (2,715.3 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 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

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	23,879.9 sq ft	(2,218.5 sq m)
Offices	2,673.8 sq ft	(248.4 sq m)
Mezzanine	2,673.8 sq ft	(248.4 sq m)
TOTAL GIA (approx)	29,227.5 sq ft	(2,715.3 sq m)





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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