

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

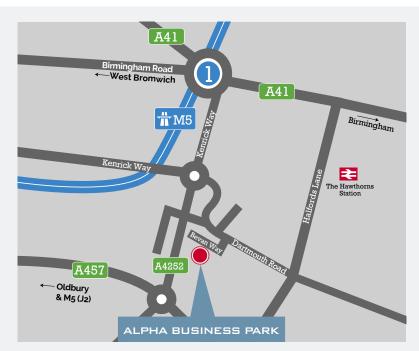
The unit is located on the popular Alpha Business Park on Bevan Way, off Dartmouth Road that in turn links to the main A4168 Kenrick Way in West Bromwich.

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 >>













ACCOMMODATION

UNIT 5

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



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

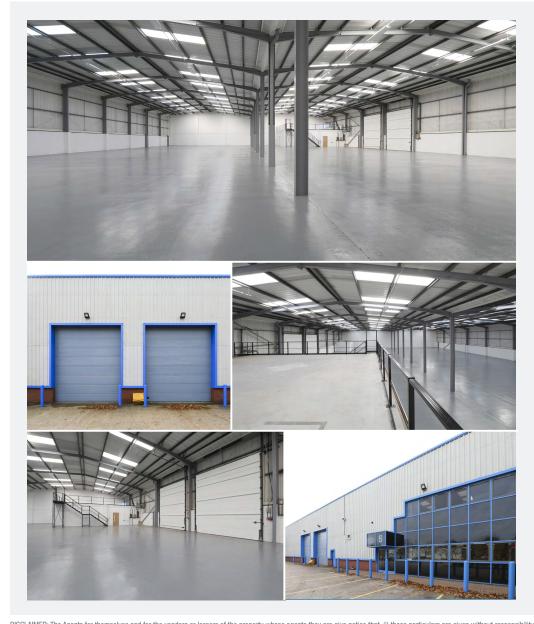
The unit is available on a new lease to be agreed.

EPC

EPC Rating C (55).

VAT

VAT may be chargeable in any transaction.



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: —

JOHN SAMBROOKS / WILL ARNOLD

E: john.sambrooks@cushwake.com

Tel: 0121 697 7321 Mobile: 07776 198 837

E: will.arnold@cushwake.com

Tel: 0121 697 7347 Mobile: 07793 149 886 E: neil.slade@harrislamb.com

Tel: 0121-455 9455 Mobile: 07766 470 384

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 10.18.