

Unit 1C Park Lane Industrial Estate, Handsworth, B21 8LE



TO LET

Industrial Warehouse/Workshop Premises

Gross Internal Area: 2,320 ft² (215.53 m²) approximately

Location

The property is situated on Park Lane Industrial Estate off Park Lane and accessed directly from the A41 Birmingham Road.

The location provides easy access to the midland’s motorway network with J1 of the M5 Motorway being within 1 mile to the West of the Estate.

Birmingham City Centre is approximately 3 miles to the West with West Bromwich Town Centre only 2.5 miles via the A41.

The immediate area is well served by public transport with regular bus services and being with close proximity to the Hawthorns train and metro station.

Description

The property comprises a mid-terrace industrial unit of steel truss construction surmounted by a pitched roof with translucent roof lights.

The property benefits from full height brick and blockwork walls with exterior metal clad elevations. A single roller shutter provides access to the unit and an integral office has been installed with welfare facilities.

The unit has a min eaves height of 19ft rising to over 28ft in the apex and benefits further from concrete flooring and three phase electricity. A small mezzanine has also been installed providing valuable storage.

Accommodation

Warehouse	1,680 ft2	156.07 m2
Mezzanine	640 ft2	59.45 m2
Total (GIA)	2,320 ft2	215.53 m2

Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,000 per annum exclusive.

Business Rates

We understand the property has a rateable value of £6,400 and would qualify for small business rates relief, subject to tenants’ eligibility.

VAT

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

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains electric, water and drainage are available on or adjacent to the premises. The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning Use

We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Legal Costs

Each party are to be responsible for their own cost incurred during this transaction.

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500

