

Unit 15b, Alexandra Trading Estate, Birmingham, B21 0PD



TO LET

Modern Industrial Premises

Gross Internal Area: 1,000 ft² (92.90 m²)

Location

The property is located on the Alexandra Trading Estate at the junction of Alexander Road and Watt Street on the fringes of Smethwick.

Watt Street provides access to the (B4136) Booth Street, which dissects the main industrial heartland of Smethwick, approximately 4 miles east of Birmingham City Centre.

Junction 1 of the M5 Motorway is approximately 1.5 miles to the northwest providing access to the national motorway network.

Description

The property comprises a recently built, modern industrial warehouse of steel portal frame construction with part block, part metal cladding elevations under a pitched metal clad roof.

The warehouse benefits from concrete flooring, high bay LED lighting, electric roller shutter door, three phase power and generous working height.

WC facilities are also provided to the rear of the unit.

Externally the property benefits from plentiful parking.

Accommodation

Total (GIA) 1,000 ft² (92.90 m²) approx.

Services

We understand that electricity and water are connected on or adjacent to the premises.

Terms

The property is available on a new lease, with length to be agreed, at £10,000 per annum.

VAT

We understand that VAT is payable on all outgoings contained within the lease.

Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas and estate security.

The current premium for Unit 15b is in the region of £960.00 PA.

Planning

We understand that the units have planning permission under use classes B1 (Offices, Light Industrial) B2 (General Industrial) and B8 (Warehousing).

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

All parties are responsible for their own legal costs incurred during the transaction.

Viewings

Strictly by prior appointment with the sole agents:

Siddall Jones 0121 638 0500

