



Unit 15b Alexandra Trading Estate

Birmingham, B21 0PD

**Modern Industrial Premises
on a Secure Trading Estate -
1,000 ft²**

1,000 sq ft
(92.90 sq m)

- Concrete Flooring
- High Bay LED Lighting
- Electric Roller Shutter Door
- Three Phase Power
- Generous Working Height

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

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.

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.

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

Planning

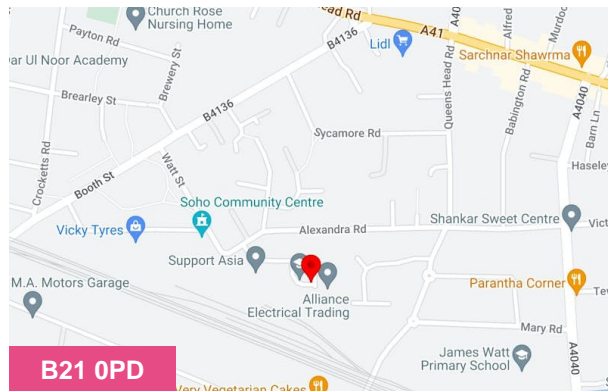
We understand that the units have planning permission under use classes B1 (Offices, Light Industrial) B2 (General Industrial) and B8 (Warehousing).

Energy Performance Certificate

Energy Performance Certificate

Energy Performance Certificate available upon request from the agent.

Legal Costs



Summary

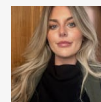
Available Size	1,000 sq ft
Rent	£10,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Viewing & Further Information



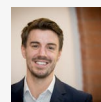
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Legal Costs

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

Viewings

Viewings are strictly by prior appointment with the sole agents.