

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET



15 ROLFE STREET, SMETHWICK, B66 2AA

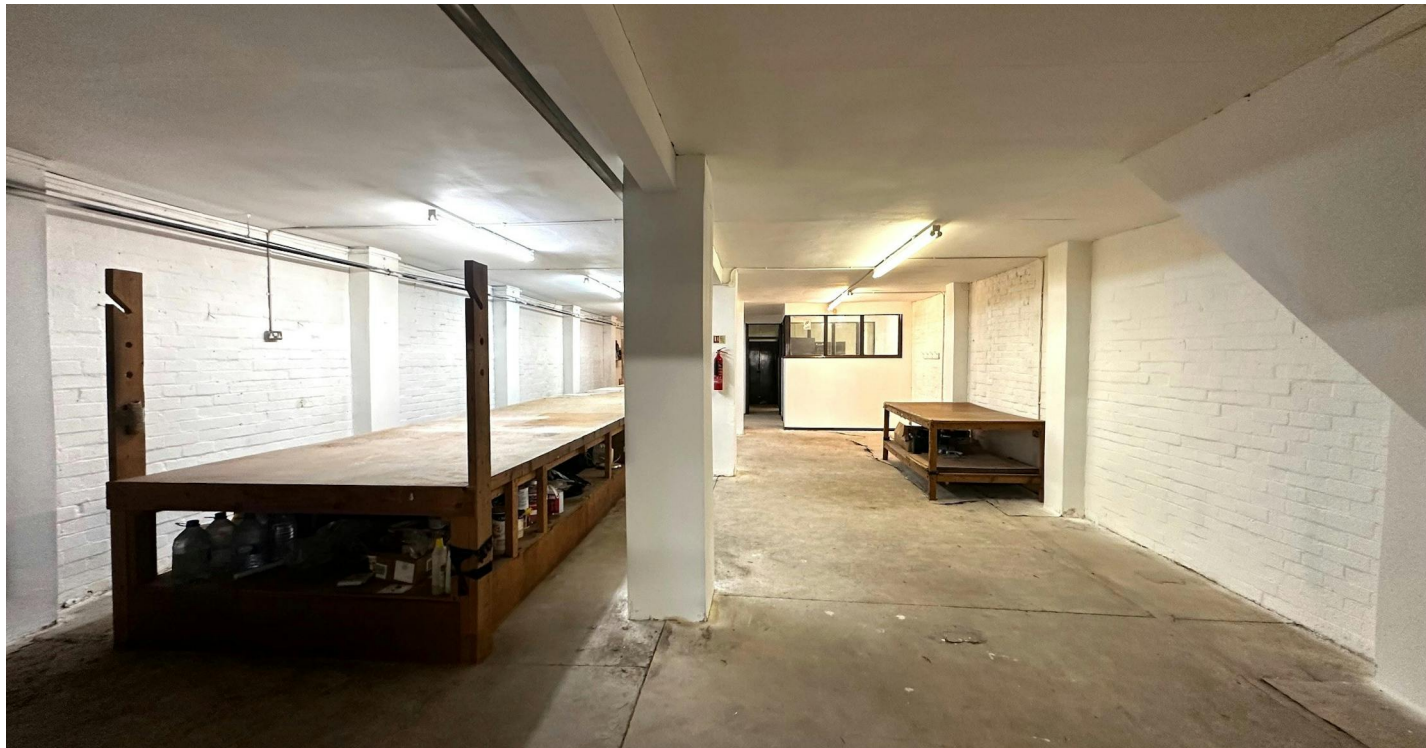
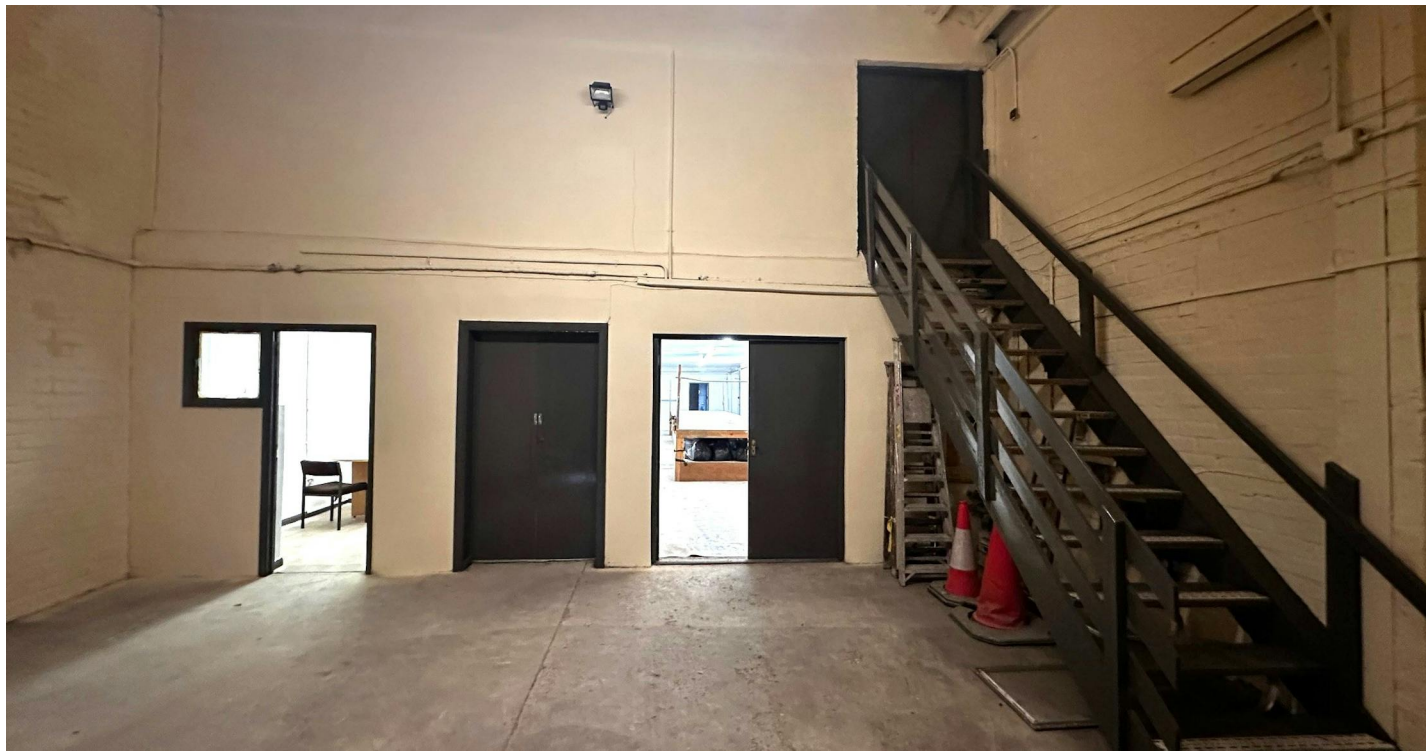
4,906 SQ FT (455.78 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Detached Refurbished Industrial Warehouse /  
Workshop Premises.

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- Detached Premises
  - Recently Refurbished
  - Excellent Connectivity
  - First Floor Mezzanine Storage
  - Office and Welfare Facilities
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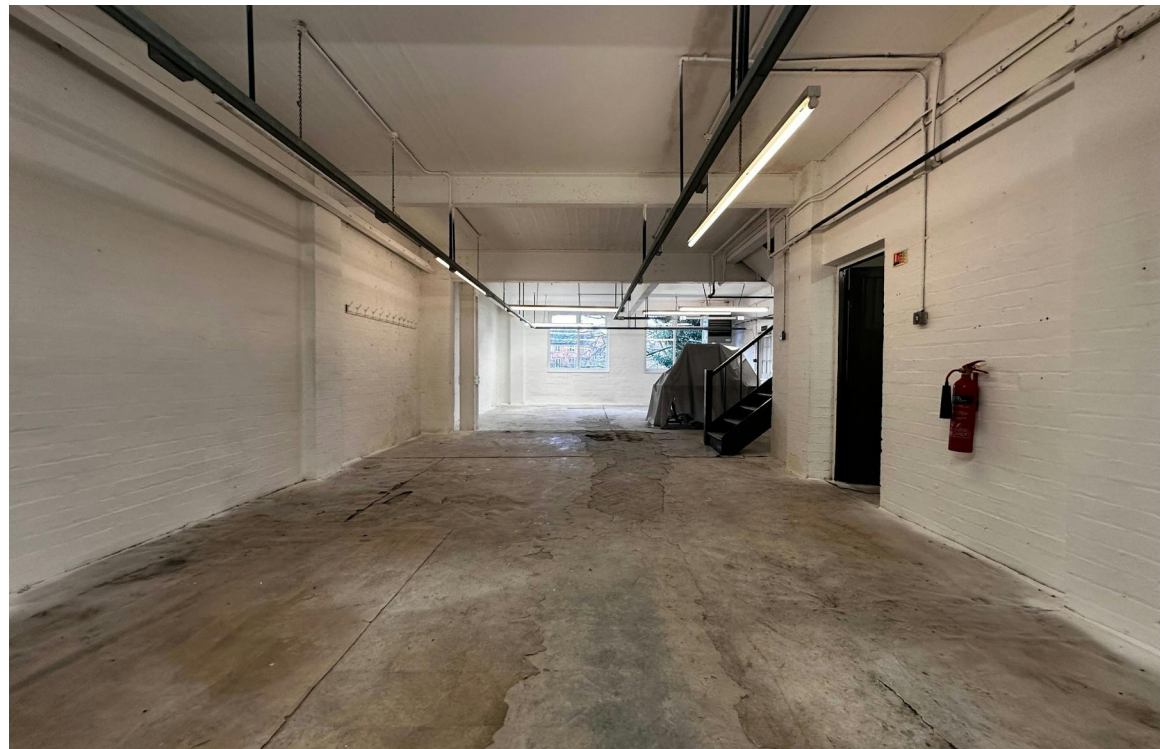
## DESCRIPTION

The property comprises a detached warehouse/workshop of traditional brick construction that has recently undergone a comprehensive refurbishment, including new rendered exterior and painted internal brickwork.

The building features a large roller shutter door to the front, providing convenient access to a large loading area. The ground floor offers a predominantly open-plan workshop space with concrete flooring, gas supply and a min ceiling height of 8ft 6" to the mezzanine floor.

A first-floor mezzanine level provides additional storage space, while a further staircase leads to a second first-floor area, which accommodates office space and welfare facilities. The ground floor also includes partitioned offices, which can be removed if required, as well as toilet facilities.

The property's layout and amenities make it highly versatile and suitable for a variety of business operations. Located on Rolfe Street, the premises benefit from excellent access and visibility in a well-established industrial area.

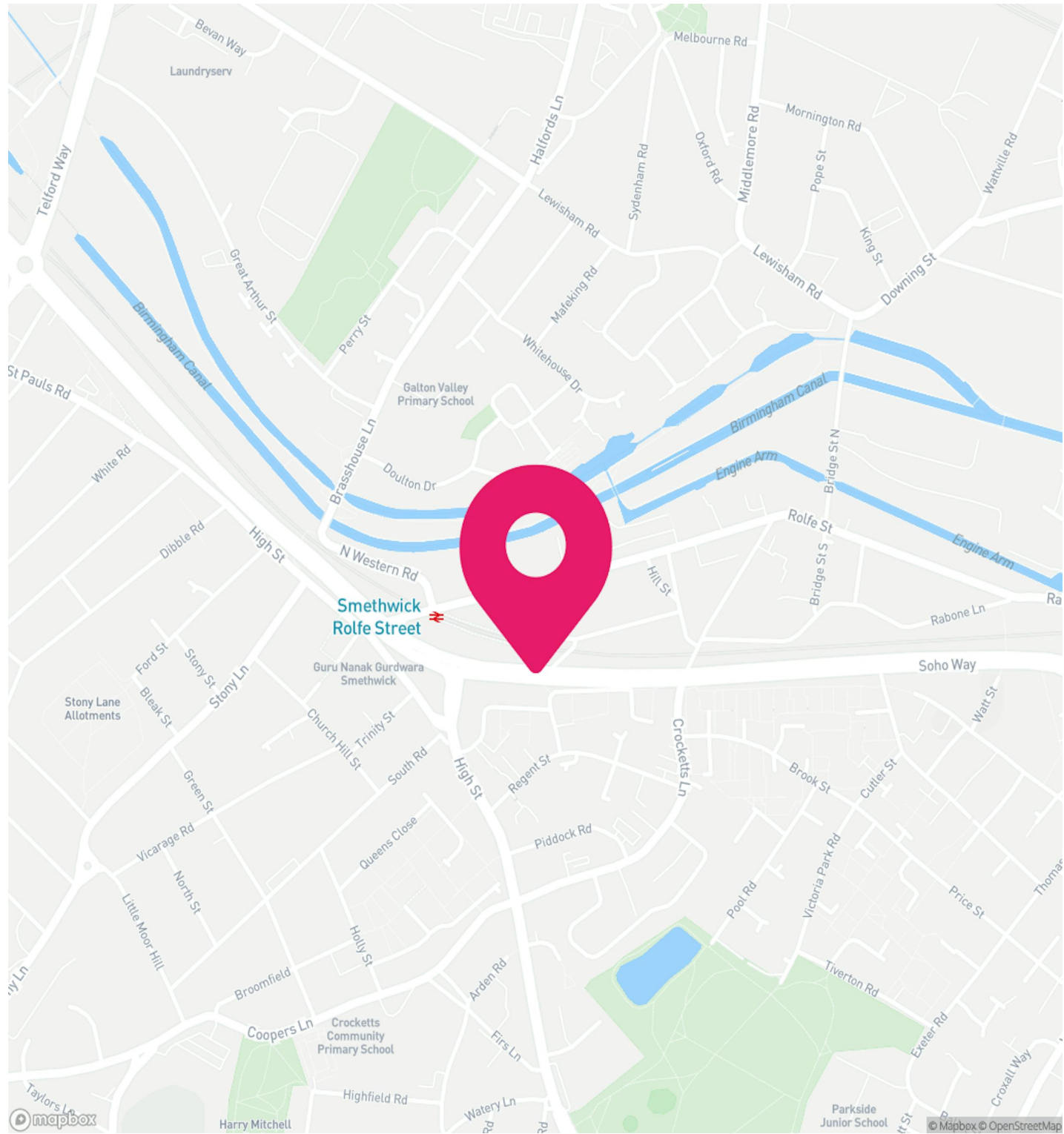


## LOCATION

The subject property occupies a prominent position, enjoying frontage onto Rolfe Street (B4135), situated adjacent to the Rolfe Street Railway Station and only a short distance from Smethwick High Street.

Communication links are excellent, being situated only 1.5 miles from J1 of the M5 motorway and allowing for quick and convenient access to the midlands and national motorway network.

Smethwick is located some 2.5 miles northwest of Birmingham City Centre and 11 miles south of Wolverhampton City Centre.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

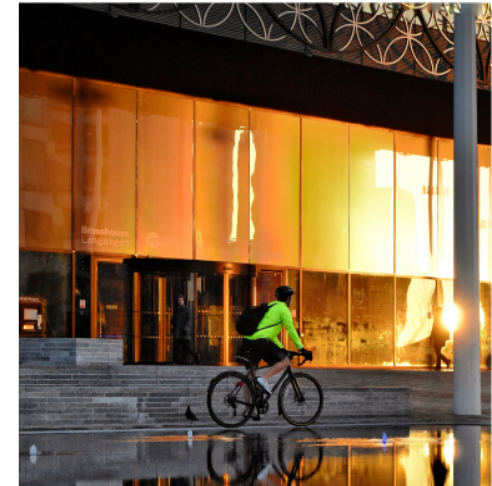
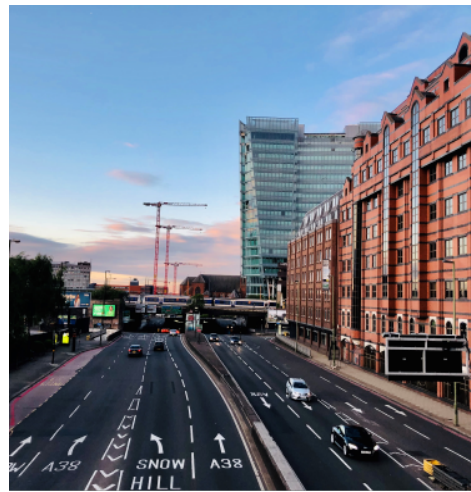
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

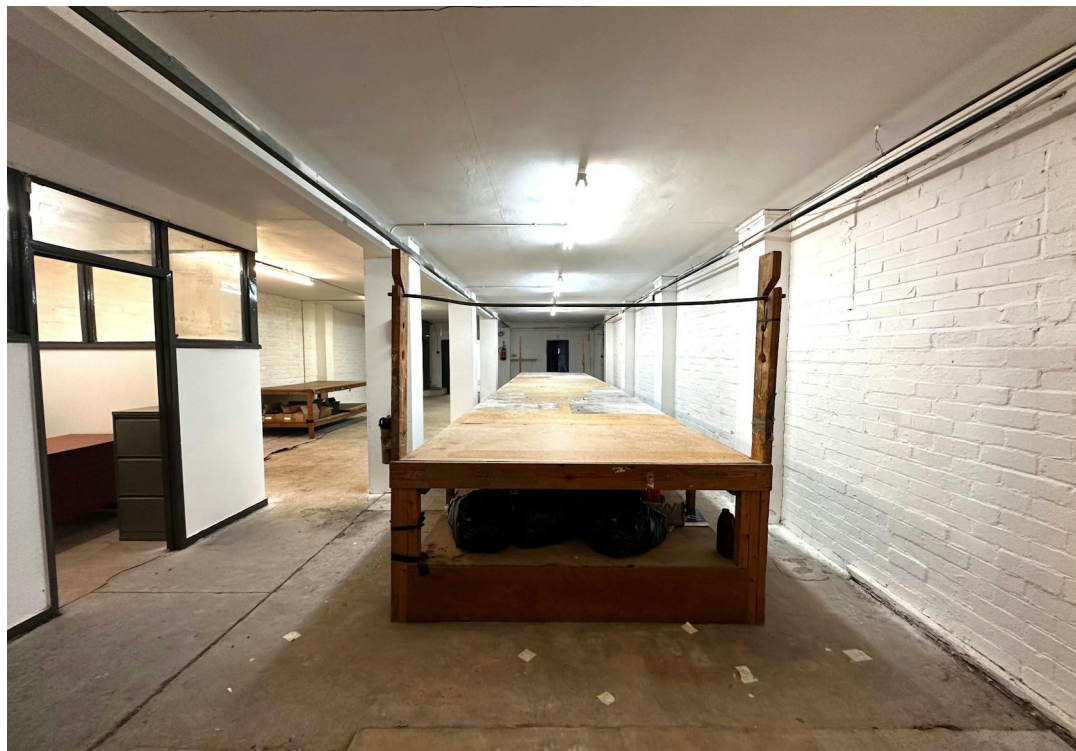
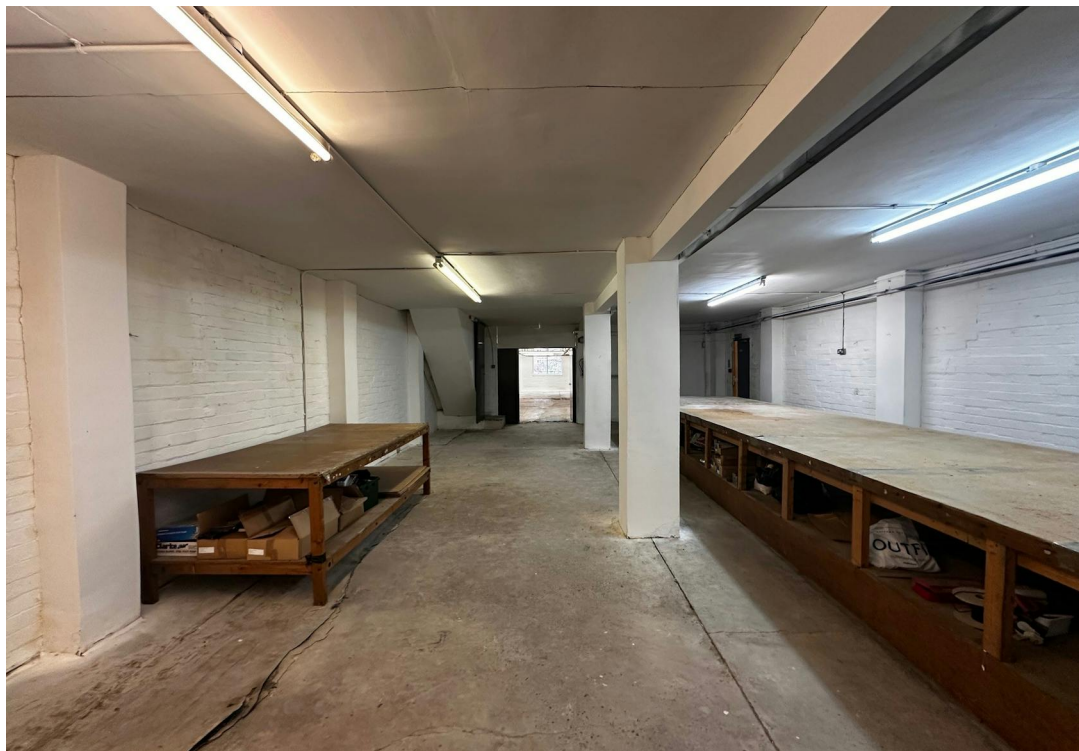
**Central location, global reach:** A strategic location offers quick train connections:

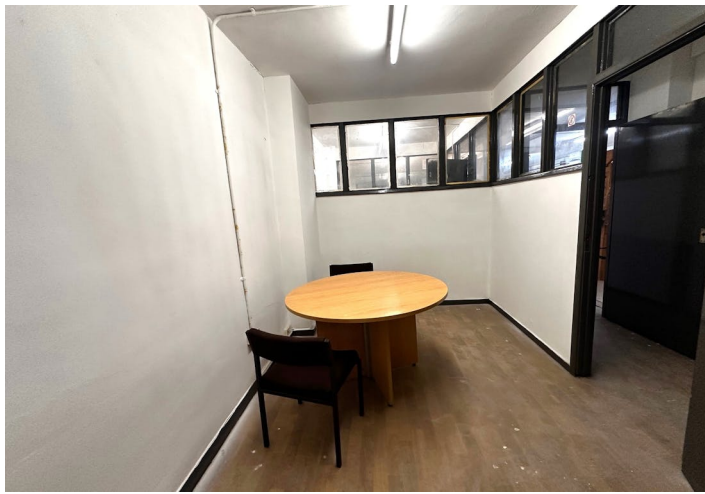
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse/Workshop	3,016	280.20	Available
Mezzanine - First Floor Mezz/Office and WC	1,890	175.59	Available
<b>Total</b>	<b>4,906</b>	<b>455.79</b>	



## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## RATEABLE VALUE

£11,000. We understand the property will qualify for Small Business Rates Exemption, subject to tenant's suitability

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£25,000 per annum on a new lease with length and terms to be agreed.

## POSSESSION

The property is immediately available following the completion of legal formalities.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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