

INDUSTRIAL, WAREHOUSE | TO LET



UNIT 3 AND 4, BOOTH STREET, SMETHWICK, B66 2PF

24,468 SQ FT (2,273.15 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises Located within
1 mile of Junction 1 of the M5 Motorway

- Excellent Strategic Location
- Minimum 3.7M Eaves
- Three-Phase Electricity
- Available - May 2025
- Office Accommodation



DESCRIPTION

The property is a mid-terraced industrial warehouse, constructed with a steel portal frame and featuring brick/block elevations beneath a profiled, pitched roof with inset translucent roof lights.

Access is provided through two roller shutter doors, and the unit includes office space, a kitchen, and W.C. facilities. The eaves height is approximately 3.7m, with a maximum height to the apex of around 6.4m.

Forecourt parking and loading is providing directly from Booth Street.

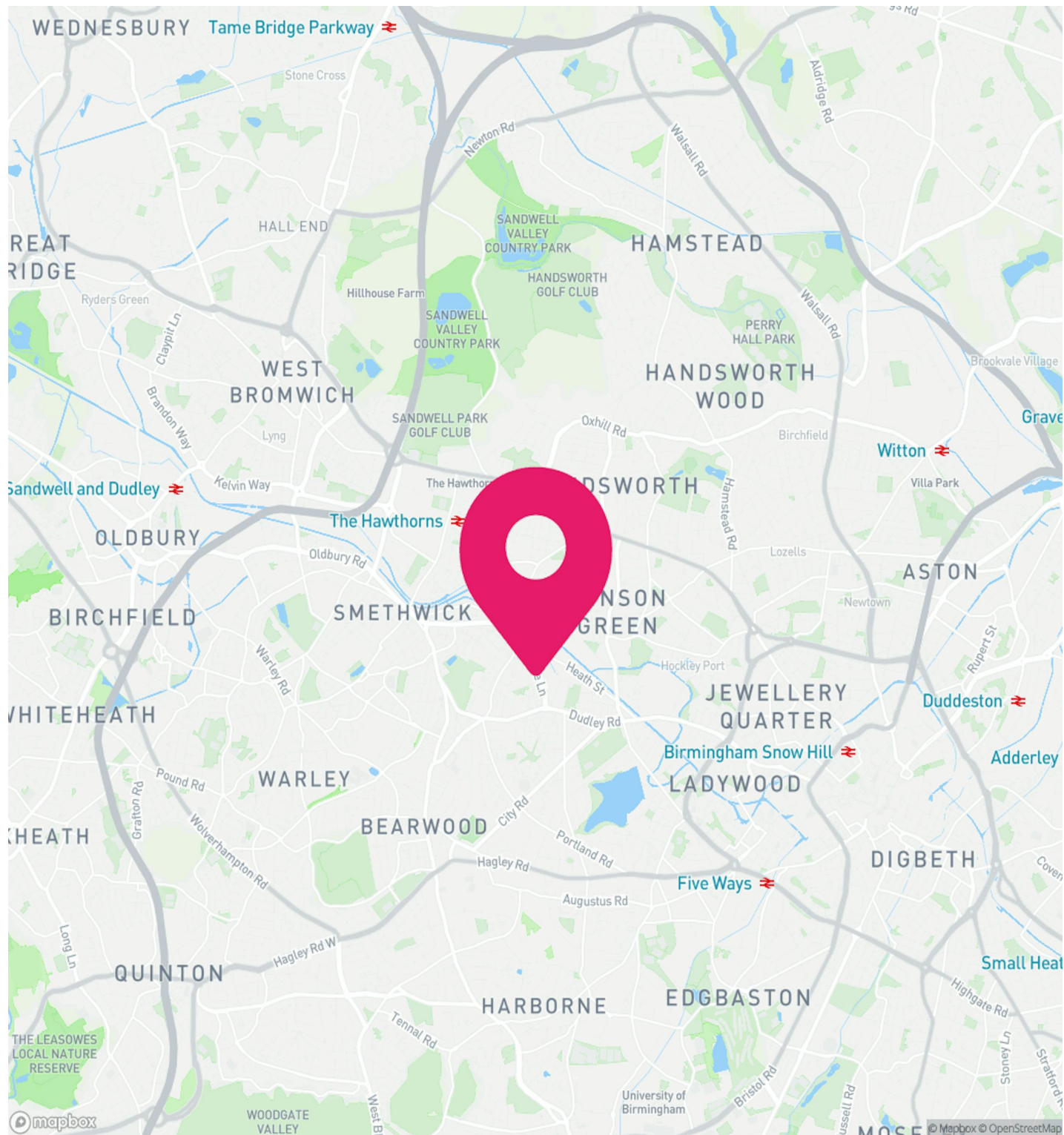


LOCATION

/// STRAW.CHIEF.JUKEBOX

The units are positioned at the corner of Booth Street (B4136) and Downing Street, near the edge of the Middlemore Industrial Estate. The property is approximately 3.4 miles northwest of Birmingham City Centre and about 1 mile from Junction 1 of the M5 Motorway, offering convenient connections to the wider national motorway network.

The surrounding area along Booth Street is largely industrial, with several nearby industrial estates, including Downing Street Industrial Estate, Middlemore Industrial Estate, and Park Road Industrial Estate.



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.

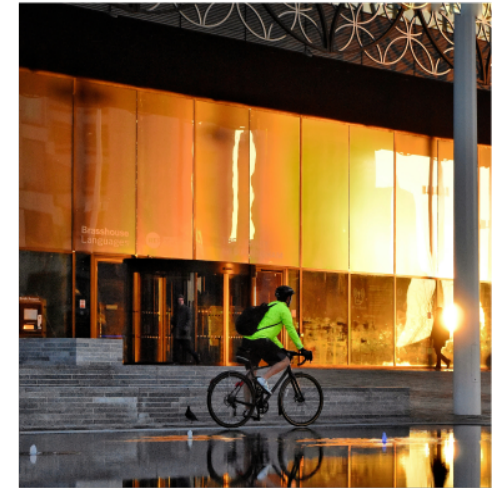
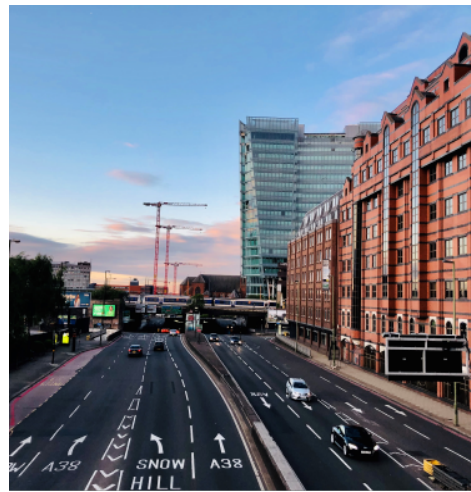
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





SERVICES

We understand that the building benefits from all mains services, which are connected on or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

£58,500

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£5 per sq ft

POSSESSION

Available May 2025

EPC

C (53)

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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