

INDUSTRIAL, WAREHOUSE | TO LET



UNITS ABC HAWTHORN INDUSTRIAL ESTATE, BIRMINGHAM, B21 0BH

571 TO 3,066 SQ FT (53.05 TO 284.84 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse/Workshop Premises with
Forecourt Car Parking on an Established
Business Estate

- Units ABC - 2,871 ft² + 190 ft² mezz - £24,528 PA
- Units AB - 2,305 ft² - £18,440 PA
- Unit C - 571 ft² + 195 ft² mezz - £8,000 PA



DESCRIPTION

The property comprises industrial premises of steel truss construction surmounted by a pitched steel-clad insulated roof with translucent roof lights.

The unit benefits from roller shutter access, concrete flooring, three phase power, kitchen and WC facilities.

Externally the property has four forecourt car parking as well as unrestricted on-street car parking on Middlemore Road.



LOCATION

The property is situated on the established Hawthorn Industrial Estate which is situated off Middlemore Road, Smethwick close to West Bromwich Albion Football Club.

The property benefits from direct access to J1 of the M5 motorway via the A41 Holyhead Road only 0.5 mile distant.

The A41 also provides a direct route to West Bromwich Town Centre and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk and regular bus services in the immediate area.





RENTAL / TERMS

The property is available to let on a new lease with length to be agreed. The three units can be taken together, or separately as outlined below:

*Units ABC - 2,871 ft2 plus 190 ft2 mezzanine - £24,528 (exclusive) per annum

*Units AB - 2,305 ft2 - £18,440 (exclusive) per annum

*Unit C - 571 ft2 plus 195 ft2 mezzanine - £8,000 (exclusive) per annum

VAT

All figures quoted are exclusive of VAT which we understand is not payable.

BUSINESS RATES

We understand the property will qualify for exemption under Small Business Rates Relief, subject to Tenant's eligibility. Tenant is entitled to mitigate their business rates where appropriate.

SERVICES

The property has the benefit of an independent three phase electricity and gas supply.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

PLANNING USE

We understand that the unit has planning permission under use classes B2 (General Industrial).

The property may be suitable for other uses subject to obtaining the necessary planning consent and Landlord permission.

VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

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.

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CONTACT



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