

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES



**UNIT 43 MIDDLEMORE INDUSTRIAL ESTATE,  
MIDDLEMORE ROAD, SMETHWICK, B66 2EA**

**11,692 SQ FT (1,085.9 SQ M)**

- HIGH EAVES
- MEZZANINE FLOOR
- SELF-CONTAINED
- FLEXIBLE TERMS

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Warstone Lane  
Jewellery Quarter  
Birmingham  
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## LOCATION

The property is located on the well-established and popular Middlemore Industrial Estate of Middlemore Road, Smethwick. Middlemore Road leads to Birmingham Road (A41) which connects directly to the Midlands motorway network at Junction 1 of the M5, approximately 1 mile away.

## DESCRIPTION

The property is of concrete frame construction and is surmounted by a pitched slate roof. The building is a single storey warehouse premises with integral office accommodation. The warehouse internally benefits from concrete flooring, internal wall cladding, wired glass roof lights, a travelling crane, WC facilities and two integral stores. The warehouse provides eaves height of approximately 4.2 metres.

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	11,187	1,039
Mezzanine Floor	505	46.9
<b>TOTAL</b>	<b>11,692</b>	<b>1,085.9</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for industrial use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

## SERVICE CHARGE & GROUND RENT

We understand that an estate charge is to be levied to cover the cost of services provided by the Freeholder. A ground rent is also to be paid by the ingoing tenant.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £29,750.00. Rates payable will be in the region of £14,250.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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