

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**SINGLE STOREY  
INDUSTRIAL/WAREHOUSE PREMISES**



**UNIT 4, JRP INDUSTRIAL ESTATE,  
DOWNING STREET, SMETHWICK, B66 2JL**  
**2,850 SQ FT (264.8 SQ M)**

- FLEXIBLE TERMS
- ESTABLISHED LOCATION
- THREE PHASE ELECTRICITY
- SUITABLE FOR VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are situated fronting Downing Street just off the main Rabone Lane in Smethwick. The premises are well situated for easy access to most nearby Midlands Towns having good access to Junction 1 and Junction 2 of the M5 Motorway at West Bromwich and Oldbury approximately ¼ mile and 2 miles away respectively. Within walking distance is Handsworth Booth Street Midland Metro Station with regular service to and from Birmingham Snow Hill and Wolverhampton St George's.

## DESCRIPTION

The premises comprises a detached factory workshop premises of steel portal framed construction with part brick and part steel cladding to elevations surmounted by a pitched roof with profile sheet cladding incorporating translucent roof light panels. Internally the property benefits from a concrete floor, overhead sodium lighting and a metal roller shutter door to the front.

Externally there is a shared concrete yard to the front which can be used for loading/unloading.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,850	264.8
<b>Total</b>	<b>2,850</b>	<b>264.8</b>

## PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

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 £20,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

## 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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