

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR INDUSTRIAL PREMISES**



**DOAL TRADING ESTATE, 4 RABONE LANE,  
SMETHWICK, WEST MIDLANDS, B66 3JH**  
**4,276 SQ FT (397 SQ M)**

- ESTABLISHED LOCATION
- MEZZANINE FLOOR
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Rabone Lane within the well-established Doal Trading Estate in Smethwick. The property is well positioned with a variety of industrial units, local businesses, and amenities in the immediate vicinity. Birmingham City Centre is approximately 3 miles east from the premises, providing additional business and transport options. Smethwick Galton Bridge Train Station is located approximately 1 mile away from the subject premises, offering regular train services to Birmingham New Street and other destinations. The A457 is one of the main arterial roads in the area, ensuring excellent transport connectivity to the surrounding regions. The M5 Junction 1 is approximately 2 miles northwest from the subject premises, offering convenient access to the wider motorway network.

## DESCRIPTION

The property comprises a three-story commercial building of brick construction with a pitched metal roof. The ground floor unit features concrete floors with tile covering, painted walls, a suspended ceiling with fluorescent lighting, single-pane windows, WC facilities, and a kitchen area with laminate flooring. To the front, the property provides an electric metal shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,650	339
Mezzanine	626	58
<b>TOTAL</b>	<b>4,276</b>	<b>397</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 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 on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £9,200. Rates payable will be in the region of £4,590.80 per annum.

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

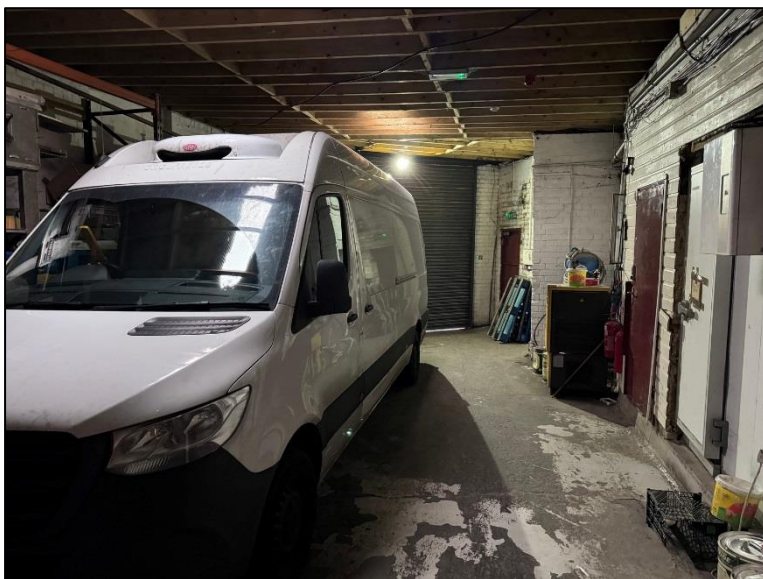
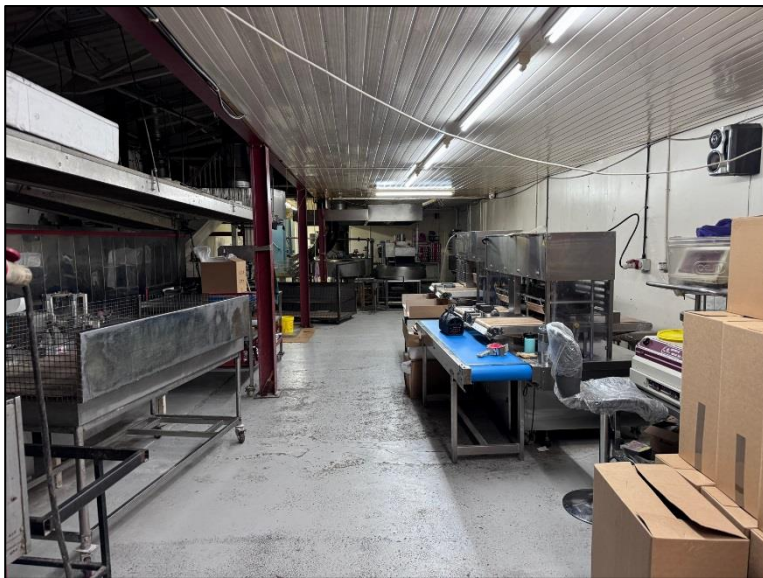
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

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

## CONTACT DETAILS

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