

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**UNIT 6, KING STREET, SMETHWICK, B66 2JN**  
**2,734 SQ FT (148 SQ M)**

- CLOSE TO MOTORWAY
- HIGH EAVES HEIGHT
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

LOCATION

The property is located on King Street in the Smethwick area of Birmingham, situated just off Rolfe Street and close to the A457 Soho Way. Smethwick Town Centre lies approximately 0.5 miles to the north-west, with Birmingham City Centre located around 3 miles to the east. The location benefits from strong transport links, with Rolfe Street Train Station situated approximately 0.3 miles away, providing regular services to Birmingham and Wolverhampton. The surrounding road network offers easy access to the A41 and the A456, which connect with Junctions 1 and 3 of the M5 Motorway, providing routes to the wider national motorway system.

DESCRIPTION

The premises comprises an industrial/warehouse building of steel portal frame in construction with breeze block elevations with cladding over surmounted by a pitched asbestos roof incorporating translucent panels. Internally the property benefits from a concrete floor, metal electric shutters, and an eaves height ranging from 7.778m to 9.530m. The office area includes laminate flooring, plastered & painted walls, inset light points, kitchen area and WC facilities. Externally there is parking for several vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,996	79
Mezzanine Floor	738	69
TOTAL	2,734	148

PLANNING

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

SERVICES

We are advised services are connected to include mains 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 £30,000 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 £10,500. Rates payable will be in the region of £5,239.50 per annum.

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

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

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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