



**15 ROLFE STREET, SMETHWICK,  
BIRMINGHAM, B66 2AA**  
**5,040 SQ FT (468 SQ M)**

- CLOSE TO MOTORWAY
- OUTSIDE CLEAN AIR ZONE
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent position, enjoying substantial frontage onto Rolfe Street (B4135), situated adjacent to the Rolfe Street Railway Station and only a short distance from Smethwick High Street. The premises is situated approximately 1.5 miles from J1 of the M5 motorway and allowing for quick and convenient access to the midlands and national motorway network. Birmingham City Centre is located approximately 2.5 miles northwest from the subject premises.

## DESCRIPTION

The property comprises of a two-storey industrial building of steel portal framed construction with brick elevations surmounted by a belfast roof. Internally, the property benefits from a solid concrete floor, plastered & painted walls and ceiling, fluorescent strip lights, gas air heater blower, a kitchen and a W/C. The first floor benefits from wooden floors and a kitchen area. Externally there is an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,070	285
First Floor	1,970	183
<b>TOTAL</b>	<b>5,040</b>	<b>468</b>

## PLANNING

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

## SERVICES

We are advised services are connected to include mains gas, water and electric.

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 £27,500 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 £11,000. Rates payable will be in the region of £5,489.00 per annum.

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

## 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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