



**UNIT 5A, VITTORIA STREET,
SMETHWICK, B66 2ND
4,771 SQ FT (443 SQ M)**

- SELF CONTAINED
- HIGH EAVES HEIGHT
- OUTSIDE CLEAN AIR ZONE
- FREEHOLD TITLE

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Warstone Lane
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LOCATION

The property is located on Vittoria Street just Wellington Street, in a well-established industrial location. Smethwick Rolfe Street Train Station is located approximately 0.7 miles away, providing direct train services to Birmingham New Street and beyond. The A41 (Holyhead Road) is nearby, providing excellent access to the M5 and wider motorway network. The M5 junction 1 is approximately 1.5 miles south from the subject premises, providing easy access to the motorway network.

DESCRIPTION

The property comprises of a single storey industrial unit of brick built construction surmounted by a pitched roof incorporating corrugated asbestos sheeting. Internally, the premises benefit from a concrete floor, brick elevations, LED lighting, water supply and three phase electric, with an eaves height ranging from approximately 3.713m to 8.069m. Externally, the property benefits from metal electric roller shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,771	443
TOTAL	4,771	443

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 569 4054.

SERVICES

We are advised all services are connected to include mains 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/PRICE

The freehold interest is available at a quoting price of £295,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2026 rating listing as having a rateable value of £21,250. Rates payable will be in the region of £9,180 per annum respectively.

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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