



UNITS 81/82



TO LET / FOR SALE
INDUSTRIAL/WAREHOUSE UNIT



Middlemore Industrial Estate

SMETHWICK
BIRMINGHAM B66 2EP

21,073 – 42,276 SQ FT
(1,957 – 3,927 SQ M)

- **EXTENSIVELY REFURBISHED**
- **AVAILABLE AS A WHOLE OR INDIVIDUALLY**
- **EASY ACCESS TO JUNCTION 1 OF THE M5 MOTORWAY**

LOCATION

Middlemore Industrial Estate is located off Middlemore Road, which has direct access to Holyhead Road (A41) and Junction 1 of the M5 motorway circa 1.5 miles to the West. The A41 provides access to West Bromwich approximately 1 miles further to the West and Birmingham's City Centre 4 miles to the Southeast.

DESCRIPTION

The premises comprise of adjoining two bay single storey industrial/warehouse units, constructed on a steel portal frame, providing part brick, part clad elevations surmounted by a fully lined pitched roof, incorporating roof lights.

The premises benefit from :-

- **A clear working height of approx. 5.7m (18ft)**
- **Heating via gas fired blower heaters**
- **Lighting via sodium lights**
- **Electrical operated roller shutters**
- **A two tonne overhead crane (Unit 82)**
- **Refurbished office accommodation**
- **Communal yard / car parking area**

TENURE

New full repairing and insuring leases for a term to be agreed in multiples of five years.

SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
UNIT 81		
Offices	224.7	2,419
Warehouse	1,745.0	18,784
TOTAL	1,969.7	21,203

UNIT 82		
Offices	197.5	2,126
Warehouse	1,760.2	18,947
TOTAL	1,957.7	21,073

TOTAL GIA	3,927.4	42,276
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SERVICES

We understand that all usual mains services area available to the premises, however, individual parties are advised to establish these prior to negotiation.

RENT

Further information available from the joint agents.

RATEABLE VALUE

We understand that the 2005 Rateable Value is £132,000 for the whole.

VAT

All figures are exclusive of VAT.

SITE PLAN



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B66 2EP

SUBJECT TO
CONTRACT



VIEWING AND FURTHER INFORMATION

Strictly by appointment with joint agents:



Carole Taylor or James Taylor

Email: carole.taylor@atisreal.com/james.taylor@atisreal.com



Mike Price or Emma Hargreaves 0121 233 6449/6460

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March 2007. Designed and produced by Munro Quanttrill Marketing. Tel: 0121 240 4040.