

Unit 2, Alexandra Trading Estate, Birmingham, B21 0PD



TO LET

Modern Industrial Premises

Gross Internal Area: 3,033 ft² (281.77 m²)

Location

The property is located on the Alexandra Trading Estate at the junction of Alexandra Road and Watt Street on the fringes of Smethwick.

Watt Street provides access to the (B4136) Booth Street, which dissects the main industrial heartland of Smethwick, approximately 4 miles east of Birmingham City Centre.

Junction 1 of the M5 Motorway is approximately 1.5 miles to the northwest providing access to the national motorway network.

Description

The property comprises a single storey modern industrial warehouse of steel portal frame construction with part block, part metal cladding elevations under a pitched metal clad roof.

The warehouse benefits from concrete flooring, high bay sodium lighting, electric roller shutter doors, three phase power, gas fired air blowers and generous working height.

First floor integral offices with reception, WC and kitchenette facilities are also provided with carpet flooring, emulsion coated walls and suspended ceiling with inset lighting.

Externally the property benefits from extensive car parking.

Accommodation

Total (GIA) 3,033 ft² (281.77 m²) approx.

Services

We understand that all mains services are connected on or adjacent to the premises.



Terms

The property is available on a new lease, with length to be agreed, at £13,750 per annum.

VAT

We understand that VAT is payable on all outgoings contained within the lease.

Legal Costs

All parties are responsible for their own legal costs incurred during the transaction.

Service Charge

A service charge levied in respect of the maintenance and upkeep of communal areas and security

Planning

We understand that the units have planning permission under use classes B1 (Offices, Light Industrial) B2 (General Industrial) and B8 (Warehousing).

Energy Performance Certificate

Available upon request from the agent.

Viewings

Strictly by prior appointment with the sole agents:

Siddall Jones 0121 638 0500

