

Unit 13, Alexandra Trading Estate, Birmingham, B21 0PD



TO LET

Modern Industrial Premises

Gross Internal Area: 2,314 ft² (214.98 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 metal clad roof.

The warehouse benefits from concrete flooring, high bay sodium lighting, roller shutter door, three phase power and generous working height.

To the front of the property are integral offices with WC and kitchenette facilities also provided with emulsion coated walls and suspended ceiling with inset lighting.

Externally the property benefits from 3 parking spaces.

Accommodation

Total (GIA) 2,314 ft² (214.98 m²) approx.

Terms

The property is available on a new lease, with length to be agreed, at £20,000 per annum.

VAT

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

Service Charge

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

The current premium for Unit 13 is approx. £1,600 PA

Services

We understand that the property benefits from electricity and water with a gas connection on the estate. Tenants would be permitted, at their own cost and subject to landlord agreement, to connect to the gas supply if required.

Planning

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

Automotive trades are not permitted on site.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Viewings

Strictly by prior appointment with the sole agent Siddall Jones
0121 638 0500

