

Pinnacle 191 

SMETHWICK • BIRMINGHAM • B66 1BL

Industrial/Warehouse **TO LET**

191,268 sq ft (17,769 sq m)



 **Modern
Industrial/
Distribution
Facility**

 **Prime
West Midlands
Industrial
Location**

 **Immediate
Access to
Junction 1 M5**

PROPERTY SUMMARY

The property provides two interconnecting modern warehouse bays of steel portal frame construction benefitting from the following specification:

- 191,268 sq ft in two bays
- 19 dock level loading doors
- 4 level access loading doors
- Haunch height rising from 7.5m to 16m
- Two incoming power supplies 500kVa and 800kVa
- 26 HGV parking bays
- 116 car parking spaces
- Total site area of 8.27 acres (3.35 ha)

LOCATION

The property is well situated on Dartmouth Road approximately 0.8 miles from Junction 1 of the M5 which links directly with the M6 which connects to the M6 Toll, M54 and M42. Birmingham City Centre lies 5 miles to the east and 5.5 miles to the west of Dudley Town Centre.

The local area benefits from excellent connectivity to the national motorway network such as the M5 , M6 and other key arterial routes.



Significant local occupiers



ACCOMMODATION

Bay 1 (7.5m height)	sq ft	sq m
Warehouse	98,923	9,190.00
Ground Floor Offices	3,953	367.23
First Floor Offices	8,503	789.93
Total	111,379	10,347.16
Bay 2 (16m height)		
Warehouse	77,734	7,221.53
Ground & First Floor Offices	2,155	200.20
Total	79,889	7,421.73
Pinnacle 191	191,268	17,768.89

A total of 116 car spaces are provided on site.

The total site area is 8.27 acres (3.35 hectares) providing for a development density of 50.5%.

TERMS

Pinnacle 191 is available by way of a sub lease or assignment of the existing lease. Further details are available upon request.

RENT

On application.

SERVICES

We understand that all mains services are connected to the site, however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and, therefore, cannot verify the condition.

EPC

BAY 1 - C (62)

BAY 2 - B (29)

RATEABLE VALUE

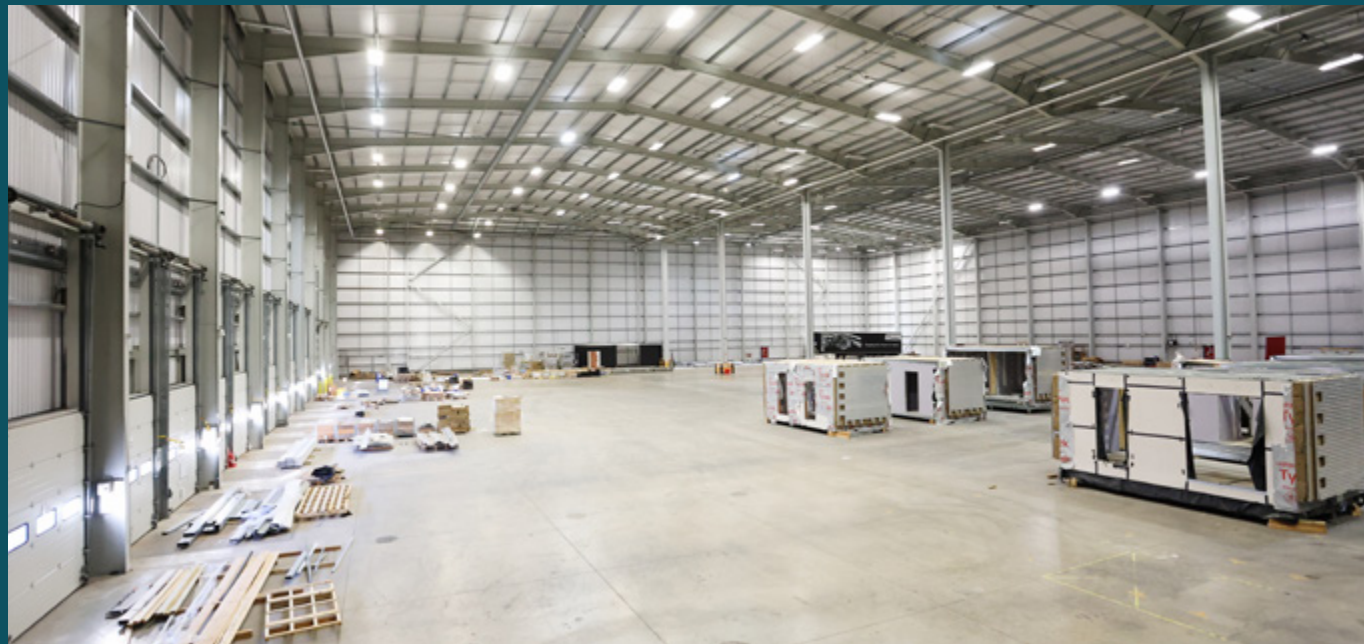
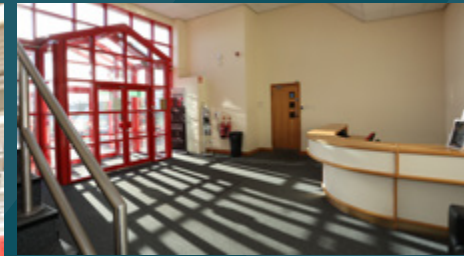
The current rateable value for the property as of April 2023 is £960,000.

LEGAL COSTS


Each party are to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.





SAT NAV: B66 1BL  **doll.rental.quiz**
Only 0.8 miles (1.28 km) from Junction 1 M5

VIEWING

To view or for further information contact:

JAMES CLEMENTS

james.clements@knightfrank.com
 07436 165 015

EDWARD KENNERLEY

edward.kennerley@knightfrank.com
 07972 187 779

BEN FARWELL

ben.farwell@knightfrank.com
 07814 294 325



	DISTANCE	TIME
 J1 M5	1 mile	4 mins
J2 M5	3 miles	5 mins
J6 M6	9 miles	12 mins
J10 M6	7 miles	12 mins
 DPD (Oldbury Parcel Centre)	2 miles	7 mins
JLR (i54 Engine Plant)	15 miles	20 mins
JLR (Castle Bromwich)	13 miles	22 mins
 Birmingham	5 miles	16 mins
Wolverhampton	10 miles	24 mins
London	130 miles	2 hrs 20 mins
 Birmingham	21 miles	30 mins
 Birmingham International	21 miles	28 mins

IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. NOVEMBER 2023