



29,530 sq ft (2,743 sq m)

Property Highlights

- Prominent Industrial & Logistics location
- Located 1.5 miles from both J2 & J1 M5
- Secure, self-contained yard
- Racking & lighting to Warehouse
- Minimum eaves height 7m

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Location

The property is located on Crystal Drive situated on Sandwell Business Park, Smethwick and is located approximately 4 miles to the north west of Birmingham City Centre.

The property can be accessed via either the Oldbury Road (A457) or Spon Lane South (A431). West Bromwich and Oldbury Town Centre are approximately 1.5 miles and 2 miles distant respectively.

Access to the motorway networks is via Junction 1 and Junction 2 of the M5, both being approximately 1.5 miles in distance accessed via the A457 or the A431 respectively.

Description

The property comprises of a 2-bay warehouse of steel portal frame construction with part brick and part block elevations under a pitched steel profile clad roof with inset roof lights throughout. The property has a clear working height to the underside of the eaves of approximately 7m. To the front of the warehouse building are 2 storey integrated offices providing a mixture of open plan and cellular accommodation by way of internal demountable partitioning.

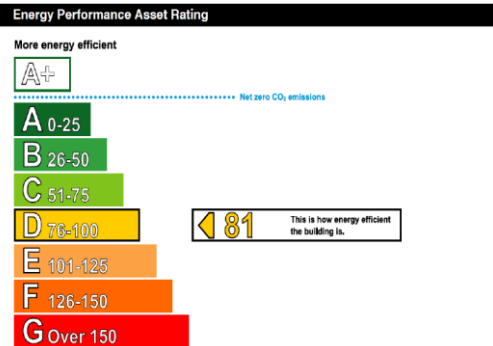
The main warehouse accommodation benefits from sealed concrete floor and over head fluorescent strip lighting throughout. The warehouse has been racked throughout. There are 2 separate electrically operated roller shutter doors providing access to the self-contained rear yard area for goods in and goods out purposes. We also understand that the main warehouse has been extended along the rear and eastern elevation providing an additional unloading area with 2 metal roller shutter doors, again providing access to the service yard.

The internal offices are well specified with raised floors, carpet tiles, suspended ceilings with integrated category II lighting and ceiling mounted air conditioning units. Heating to the office accommodation is by way of wall mounted heaters. Externally to the front of the building there is a large tarmac car park providing approximately 20 car parking spaces. The property benefits from self contained yard secured by metal palisade fencing and gated access. The property can also be secured by way of a metal barrier to the main car parking entrance at the front of the property.

Accommodation

| Description | Sq M | Sq Ft |
|---------------------|--------------|---------------|
| Warehouse | 1,852 | 19,932 |
| Warehouse Extension | 509 | 5,481 |
| Offices | 282 | 4,117 |
| Total | 2,743 | 29,530 |

EPC



Business Rates

The Rateable Value is £138,000 per annum.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Price

Upon application.

Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield



FOR SALE Warehouse

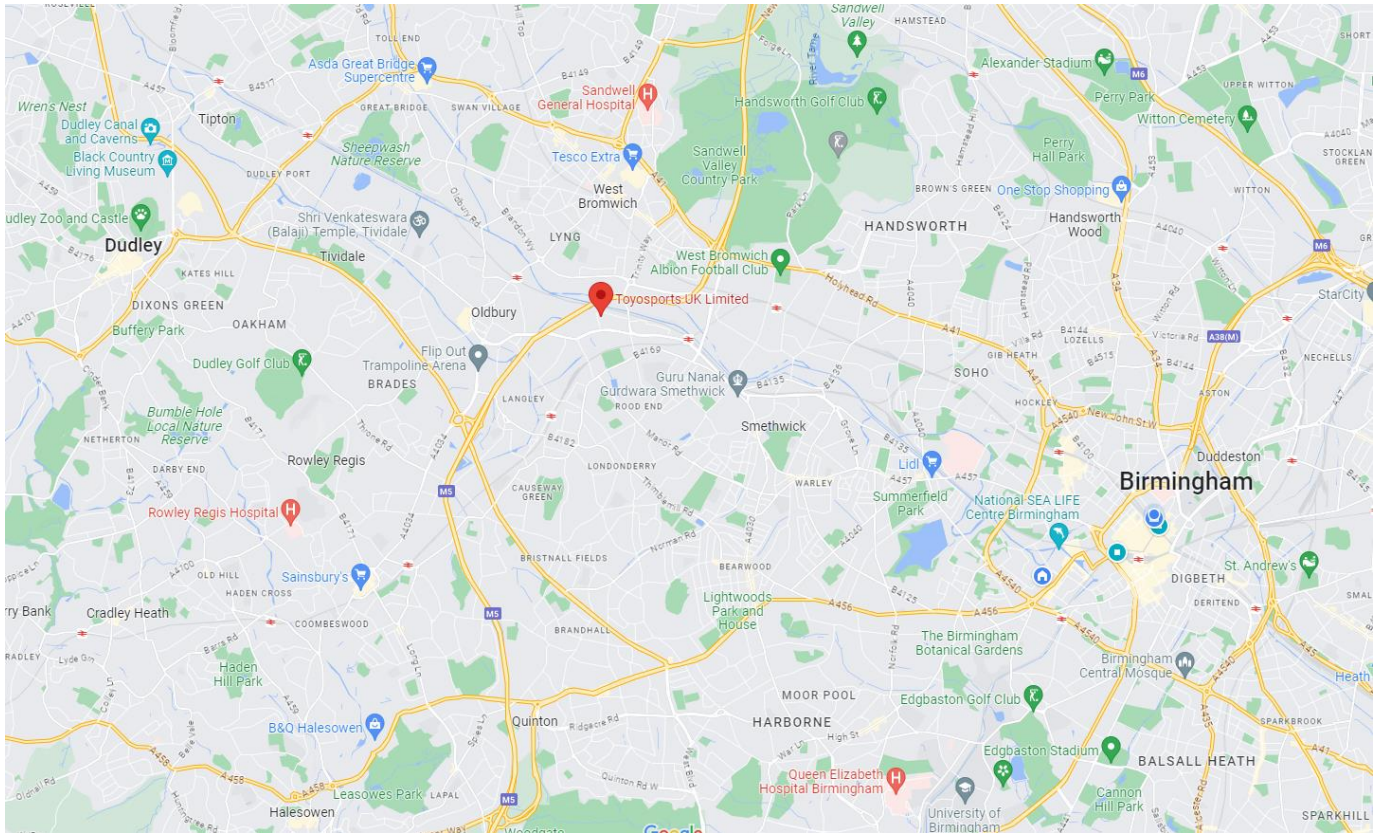
Candy House, Crystal Drive, Smethwick, B66 1QG





FOR SALE Warehouse

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