

INDUSTRIAL /  
WAREHOUSE  
SPACE

**TO LET**

HEATH STREET,  
SMETHWICK,  
WEST MIDLANDS



## ADDRESS AND SIZE

Birmingham, West Midlands, B66 2SA

From 5,000 to 220,000 sq ft

## SUMMARY

West Midlands industrial units to let offering low rental, high value business opportunities in a well-established industrial area.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

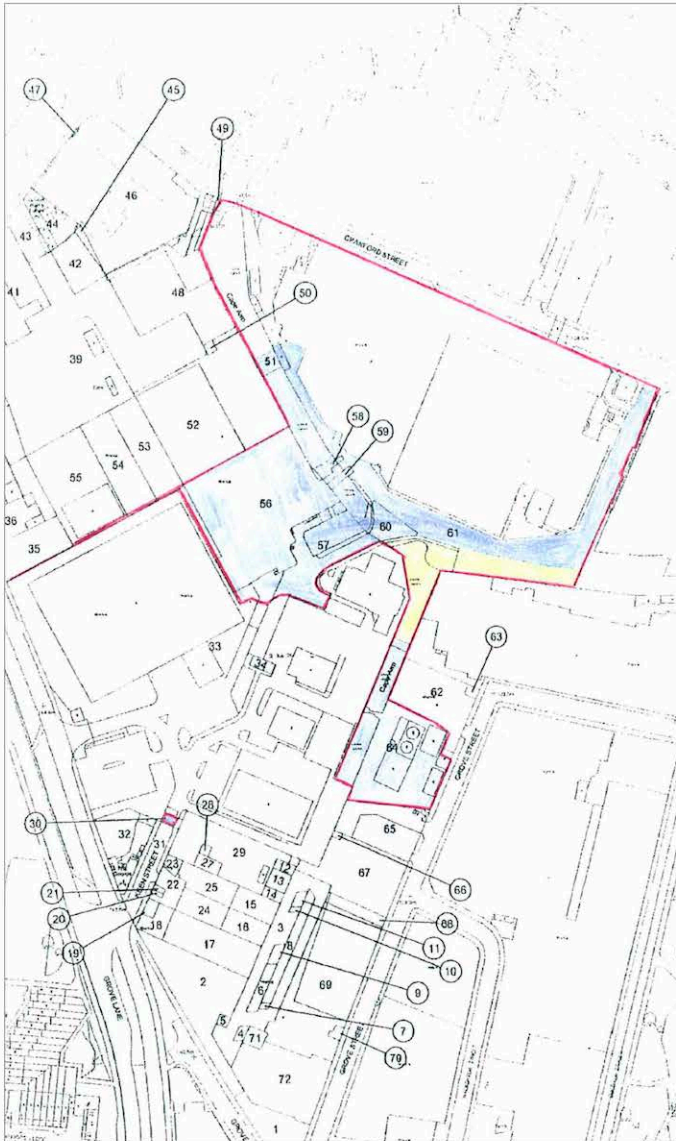
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## DESCRIPTION

Located on Smethwick's Cranford Street, these West Midlands industrial units to let offer low rental, high value business opportunities in a well-established industrial area just 2 miles from Birmingham city centre.

Our Smethwick industrial units are available to let as a whole package or in part with great opportunities for light and heavy industries to use this excellent inner-city location to their advantage.

The entire property comprises of a factory premises with offices at the front of the building, a further manufacturing and storage building, and a further ancillary building.

## LOCATION

The units are located 1.5 miles from Junction 1 of the M5 motorway in the north-west of the city centre.

## FEATURES

- From 5,000 to 220,000 sq ft
- Available to let as a whole package or in part
- Flexible low rental lease terms available
- Well established Industrial area
- 2 miles from Birmingham City Centre

## LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014.

## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000

[pallmallestates.co.uk](http://pallmallestates.co.uk)

High value, low cost, flexible business space to let throughout the UK