



TO LET

INDUSTRIAL/WAREHOUSE UNIT
21,941 SQ FT
(2,038 SQ M)

UNIT 4, RABONE PARK, SMETHWICK, BIRMINGHAM, B66 2NN

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21,941 SQ FT
(2,038 SQ M)

PROPERTY SUMMARY.

The property is an end terrace warehouse of steel portal frame construction which benefits from the following specification:

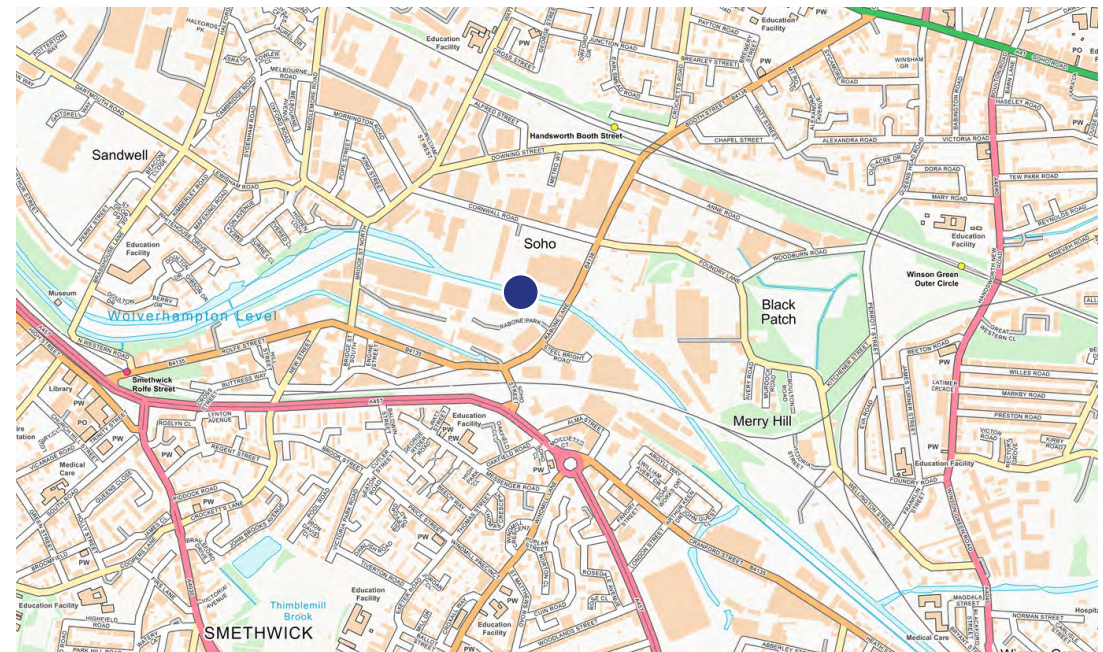
- 7.1m to underside of haunch
- 9.2m to underside of apex
- Two electric “up and over” level access doors
- Secure gated yard area
- Car parking available via separate access
- Two storey office accommodation
- Lighting, racking & heating to warehouse



LOCATION.

The property is located off Rabone Lane on Rabone Park, an established industrial location in Smethwick.

The premises has good access to the national motorway network with Junction 1 of M5 situated within approximately 1.8 miles, which in turn provides convenient access to the M6, M42 and the M40. Birmingham city centre is situated 1.5 miles to the east of the property.





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FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	17,358	1,613
Ground Floor Office & Ancillary	2,615	243.03
First Floor Office	1,968	182.82
TOTAL	21,941	2,038.31

TERM

Available by way of an assignment of existing lease ending 21/10/2031. Alternatively consideration would be given to a new lease direct with the landlord on terms to be agreed.

RENT

The rent is available upon application.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas and Estate services.

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. Roberts Vain Wilshaw have not tested any apparatus on site and therefore cannot verify the condition.

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EPC

Energy Performance Certificate Rating of C – 72.

RATEABLE VALUE

The 2017 Rateable Value is £86,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

LEGAL COSTS

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

VAT

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

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

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VIEWING

By prior appointment through the agents:

Joseph Wilshaw
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Jane Marshall
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RWV
ROBERTS VAIN WILSHAW

**CHARTERED
SURVEYORS**
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