


INDUSTRIAL UNIT TO LET

22 Cornwall Road Industrial Estate, Smethwick, West Midlands



 **RENT** £20,000 PA / £7 PSF

 **SIZE** 2974 Sq Ft / 276.3 SQM

 **FLOOR(S)** Ground

 **AVAILABLE** Immediately



CONTACT

Josh Levi
020 7843 3782
07813 162 370
josh.l@pearl-coutts.co.uk

- Secure private yard area
- Parking & loading areas
- Located near to J1 of M5
- Loading doors
- Dry storage
- Ancillary office
- WCs
- 24/7 Access

22 Cornwall Road Industrial Estate, Smethwick, West Midlands

THE SPACE

The available property comprises of a part brick built elevations with part glazing above and a pitched roof.

Minimum eaves height is approximately 3.5m (11'6"). The unit benefits from a single level access roller shutter door and a separate pedestrian access door.

Additionally the unit has a brick built office block to the front of the warehouse, which has plastered and painted walls, and a carpet tiled floor covering.

There are WC & small kitchenette facilities installed.

Mains 3 phase electricity, gas, water and drainage are all connected to the estate.

The property also benefits from a small secure private enclosed yard space.

LOCATION


Cornwall Road Industrial Estate is located within the heart of Smethwick and is accessible off the main A457 (Soho Way), which is just a five minute drive from Junction 1 of the M5.

NEARBY

 4 Restaurants

 1 Bar / Pub

 1 Accountant

 1 Cafe

 1 Parking Places

 **The Hawthorns**

Chiltern Railways West Midlands Trains

USE

B2 - Industrial.

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. The rateable value is £9,400. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There are no additional fees associated with this letting.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

DATA CONNECTIVITY

Phoneline Broadband - 17.3Mb average. Fibre Optic Broadband up to 80Mb. Installation required.

EPC

E (101 - 125)

 113 : This property

These details were updated on 06/02/2024