

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

(MAY LET)

INDUSTRIAL/WAREHOUSE

**UNIT 43 MIDDLEMORE INDUSTRIAL  
ESTATE, MIDDLEMORE ROAD,  
SMETHWICK, B66 2EA**



**11,692 SQ FT (1,086.2 SQ M)**

- LONG LEASEHOLD
- SELF-CONTAINED
- MODERN PREMISES
- FLEXIBLE TERMS

■  
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MY AUCTIONS

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#### Location

The property is located on the well established and popular Middlemore Industrial Estate of Middlemore Road, Smethwick. Middlemore Road leads to Birmingham Road (A41) which connects directly to the Midlands motorway network at Junction 1 of the M5, approximately 1 mile away.

#### Description

The property is of concrete frame construction and is surmounted by a pitched slate roof. The building is a single storey warehouse premises with integral office accommodation. The warehouse internally benefits from concrete flooring, internal wall cladding, wired glass roof lights, a travelling crane, WC facilities and two integral stores. The warehouse provides eaves height of approximately 4.2 metres.

#### Accommodation

Unit 43 Middlemore Industrial Estate	SQ FT	SQ M
Warehouse	11,187	1,039.3
Mezzanine Floor	505	46.9
<b>TOTAL</b>	<b>11,692</b>	<b>1,086.2</b>

#### Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

#### Energy Performance Certificates

Details available upon request.

#### Lease

The property is held by way of a lease dated 6<sup>th</sup> July 1988. The lease is for a term of 150 years from and including 25<sup>th</sup> March 1986 at a current annual ground rent of £440

#### Tenure

The long leasehold interest is available at a quoting price of £500,000. Terms to be agreed. Alternatively, the property is available at a quoting rent of £40,000 per annum exclusive.

#### Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £29,750. Rates payable will be in the region of £14,250.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### VAT

We understand that the property is not elected for VAT.

#### Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

#### Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### Contact Details

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