

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**20 RABONE LANE, SMETHWICK,
WEST MIDLANDS, B66 3JH
12,069 SQ FT (1,121 SQ M)**

- ESTABLISHED LOCATION
- MEZZANINE FLOOR
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Rabone Lane in the Smethwick area. The property is situated within an established industrial and commercial location, with a range of local businesses and amenities nearby. Birmingham City Centre is approximately 4 miles east from the premises. Rabone Lane provides direct access to Junction 1 of the M5 motorway, which connects to the wider Midlands Motorway Network. Smethwick Rolfe Street train station is located approximately 0.6 miles away from the subject premises, offering convenient access to Birmingham City Centre and surrounding areas.

DESCRIPTION

The property comprises a commercial building of steel portal frame in construction with brick elevations and a pitched steel truss roof incorporating translucent roof panels. Internally, the ground floor benefits from a solid concrete floor, painted brick walls, and a pitched ceiling with exposed steel supports. The space benefits from fluorescent strip lighting, multiple electric points, and an electric metal roller shutter providing access to the loading area. The production and storage areas include tiled flooring in sections, plastered and painted walls, and a variety of internal fittings. Externally, the property is secured with an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	8,514	791
First Floor	3,555	330
TOTAL	12,069	1,121

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

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.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £45,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £29,000. Rates payable will be in the region of £14,471.00 per annum.

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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

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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