



**9 Colmore Row  
Birmingham  
B3 2BJ**

**Tel: 0121 237 1234**

## **TO LET**

**Rabone Lane/ Steel Bright Road  
James Watt Industrial Park  
Smethwick  
West Midlands  
B66 2NW**

**16,974 sq ft on a site of 1.2 acres**



- Prominent frontage
- Min 6.3m eaves
- Large yard and loading provisions
- Potential to expand

### Location:

The subject property is situated less than one mile from junction 1 of the M5 in the well-established industrial area of Rabone Lane close to Smethwick town centre and within Sandwell Metropolitan Borough.

The unit has good prominence being located on the corner of the B4136 Rabone Lane and close to the junction with the A457 Soho Way. Location and site plans are included at Appendix 1 & 2.

Local industrial estates include Rabone Park, Middlemore Industrial Estate and Park Rose Industrial Estate.

### Description:

Rabone Lane is a single storey detached self-contained unit fronting Rabone Lane and Steel Bright Road. The unit benefits from frontages to three elevations and is highly visible to passing traffic.

The unit has been recently refurbished and provides the following salient features.

#### Warehouse

- 6.3m eaves height (to underside of haunch)
- One electrically operated loading door (5m x 5.4m)
- Two manually operated level loading doors
- Two dock loading doors
- High level fluorescent strip lighting
- Sodium box lighting
- c. 10% natural roof lights
- Lined corrugated asbestos roof
- 3 phase electricity
- Works kitchen and WC facilities

#### Offices

- Fluorescent lighting
- Plaster and painted walls
- Gas fired central heating
- Male & Female WCs

### External:

- Generous loading areas
- Good concrete yard affording building extension (subject to planning and building consents)
- Brick wall and palisade fence boundaries with double access gate from Steel Bright Road.

### Accommodation:

	Sq. m.	Sq. ft.
Warehouse	1,395.84	15,024
Ground Floors Office	90.60	975
First Floor Office	90.60	975
<b>Total</b>	<b>1,577.04</b>	<b>16,974</b>

The unit is on a site of 1.2 acres.

### Terms:

The unit is available on a leasehold basis for a term of years to be agreed.

The quoting rent is based on £90,000 per annum.

### Planning:

We would advise all interested parties to make their own enquiries with the local planning department.

### Rates:

We understand the unit has a rateable value of £49,250; therefore rates payable for 2016/2017 are £24,478. We would recommend contacting the local authority for further information.

### EPC:

D (84)

### Viewings:

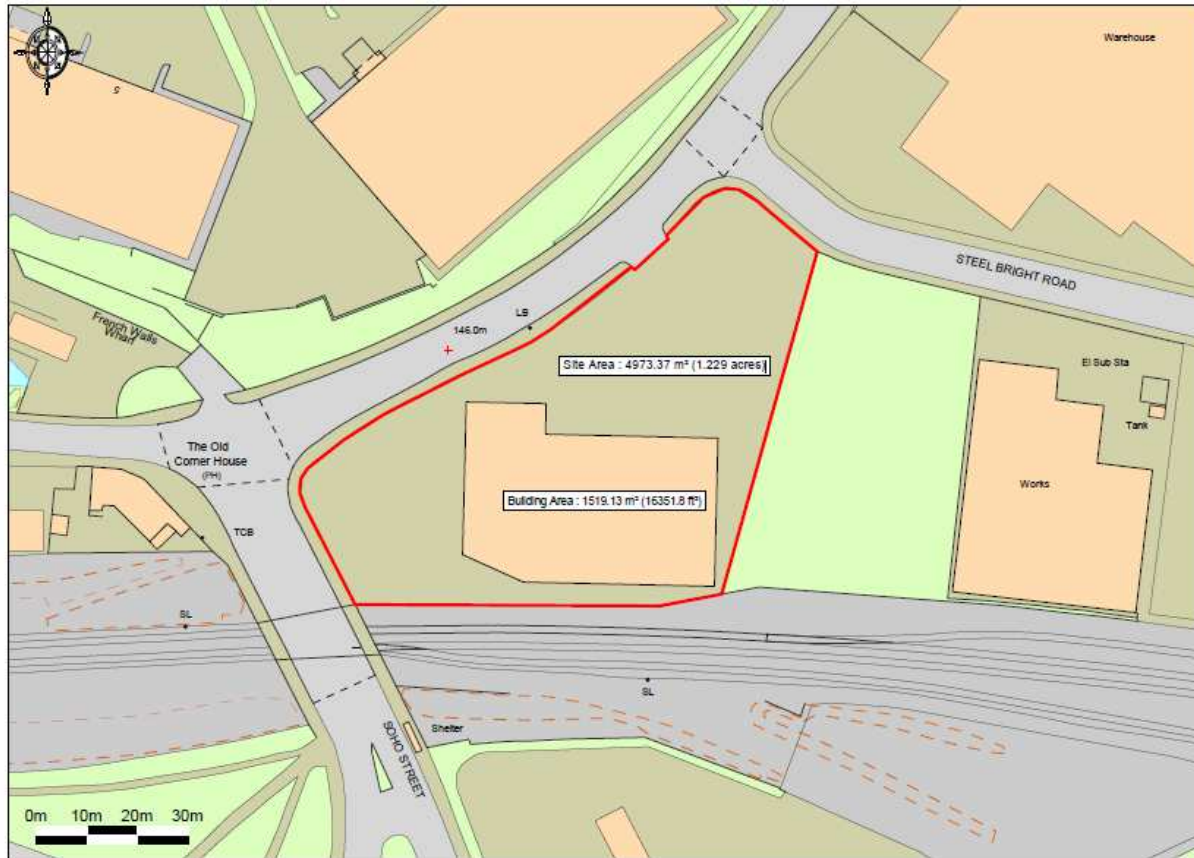
By strict appointment with the agent:

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June 2017

**Site Plan:**



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