

Unit 4

Summit Crescent Industrial Estate

Off Roebuck Lane, Smethwick, B66 1BT
///dimes.sobs.hogs

Industrial/Warehouse Unit

33,984 sq ft

To Let

To Be Refurbished Available Summer 2025



Summit Crescent Industrial Estate

Summit Crescent Industrial Estate is strategically located between junctions 1 and 2 of the M5 motorway. The property comprises a single span steel portal framed industrial/warehouse unit, with brick and blockwork elevations, beneath a newly insulated and overclad profile steel clad roof incorporating translucent light panels.

Extensive refurbishment underway, to include:

- New insulated metal overclad roof system
- New translucent roof lights
- Newly created secure loading yard with 30m yard depth
- Additional level access loading door
- LED lighting fitted throughout
- EV chargers
- Full refurbishment of offices & welfare facilities

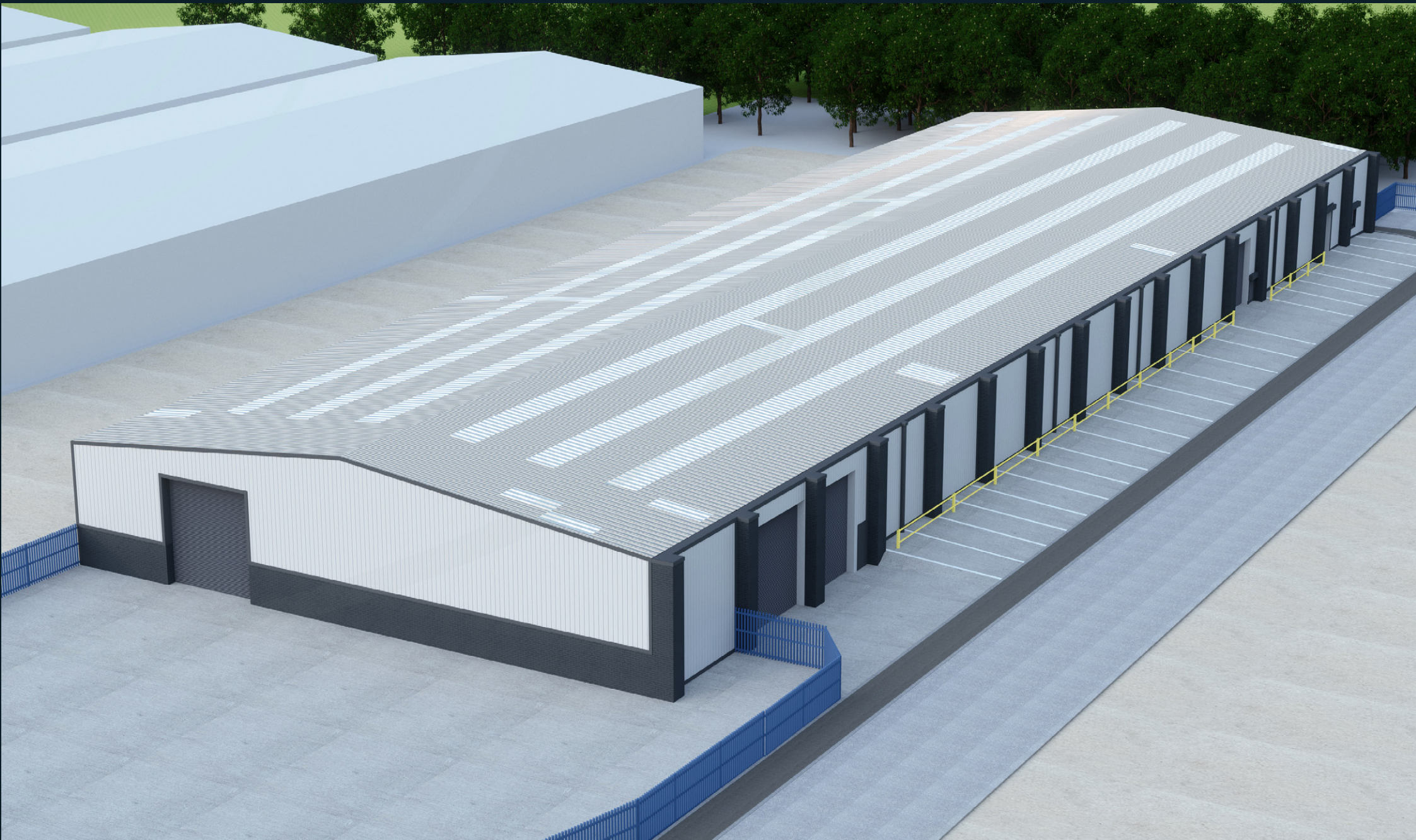


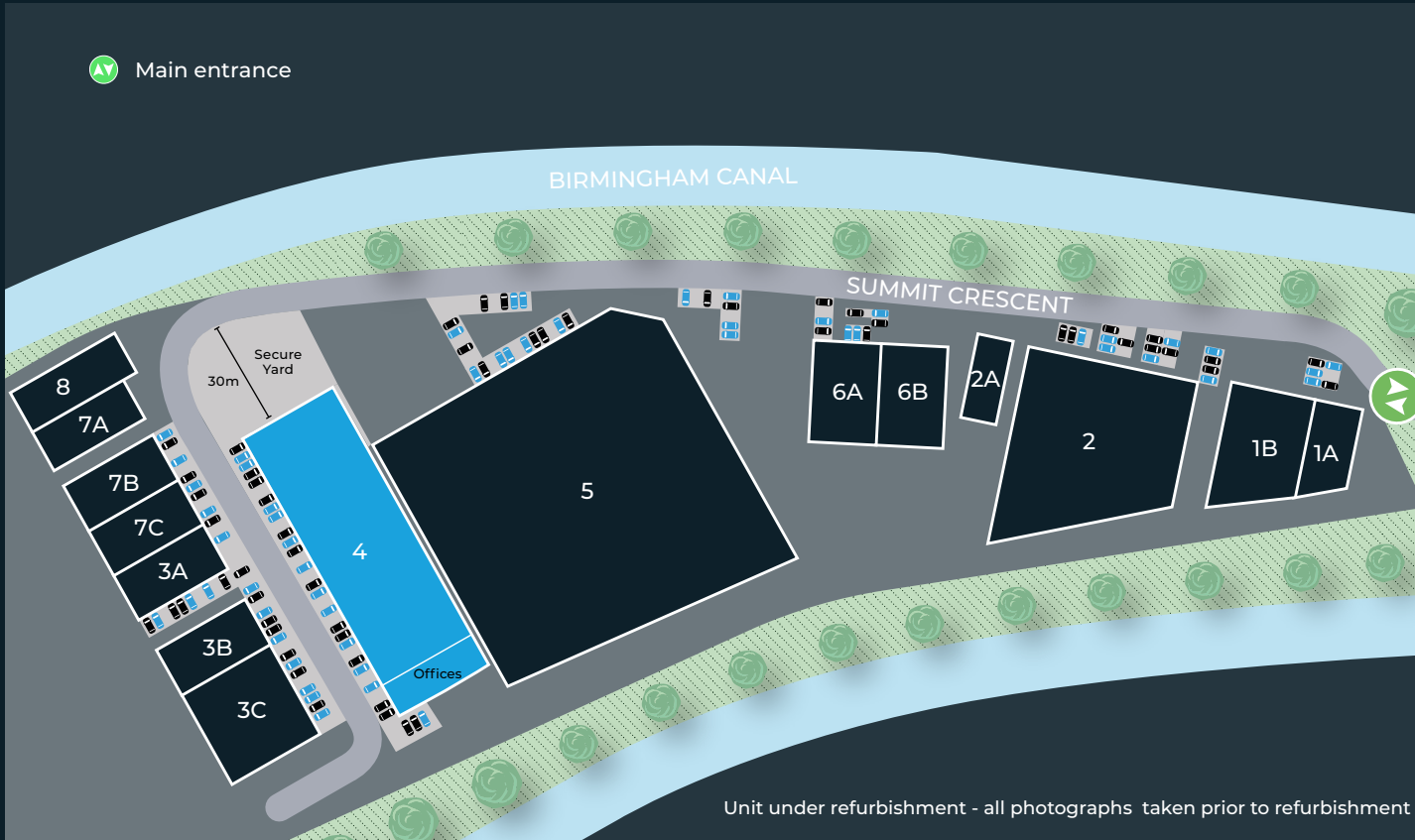
West Bromwich
Town Centre

J1

M5







Unit under refurbishment - all photographs taken prior to refurbishment



Under Refurbishment



Under Refurbishment











Under Refurbishment



Under Refurbishment

Specification

-  EPC Target B
-  Newly created secure yard
-  2 Ground level & 2 tailboard loading doors
-  Steel portal frame
-  Allocated parking
-  To be refurbished
-  Good eaves height (5.44m)
-  LED lighting

Accommodation

Unit	Warehouse Sq Ft	Ground / FF Office Sq Ft	Total Sq Ft
4	29,589	4,395	33,984



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Summit Crescent Industrial Estate is situated 5.2 miles from Birmingham City Centre. Located at the centre of the national motorway network, it offers direct access to the M5 motorway. Birmingham Airport can be reached in less than a 30 minute drive while nearby Smethwick Galton Bridge station offers regular and direct services to Wolverhampton, Liverpool and Birmingham.



Fourth Floor,
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Strategic logistics location

	miles	mins		miles	mins
Birmingham	5	15	M5	1	4
Manchester	82	1 hr 25	M6	4	8
Bristol	87	1 hr 20	A38	5	12
London	125	2 hr 10	M42	14	18
Birmingham	15	30	Galton Bridge	1	4

Please contact us for further information:



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