



RENT

£7.25 per sq ft
(Exclusive of VAT)



TO BE REFURBISHED



Unit 4, Summit Crescent Industrial Estate Roebuck Lane, Smethwick, B66 1BT

Leasehold | Industrial/Warehouse Unit | 33,984 Sq Ft (3,157.19 Sq M)



TO LET



Location

Summit Crescent Industrial Estate is located off Roebuck Lane in Smethwick in an established industrial area. The estate is strategically located close to Junctions 1 and 2 of the M5 motorway providing excellent access to the national motorway network.



Description

The building is of single span, steel portal frame construction with full height brick elevations. The roof is pitched and incorporates intermittent translucent roof lights.

Internally, the unit benefits from ground and first floor offices, a reception area and an eaves height of 5.44m. Vehicular access at present, is provided via 4 ground level loading doors.

A concrete forecourt loading yard and parking is provided at the front of the building.

The building is subject to a comprehensive refurbishment where a scope of works is to be agreed in due course. The refurbishment to include:

- Overclad roof.
- New roof lights.
- LED lighting.
- Full redecoration of offices and warehouse.
- New yard to be created at the northern boundary of the site.
- Improve loading - additional loading door to be created.
- Target EPC rating of B.
- Installation of EV chargers.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	29,589	2,748.88
Offices	4,395	408.30
Total	33,984	3,157.18





Further information

Rent

£7.25 per sq foot, per annum exclusive of VAT. Subject to Contract.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The unit has an EPC rating of C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

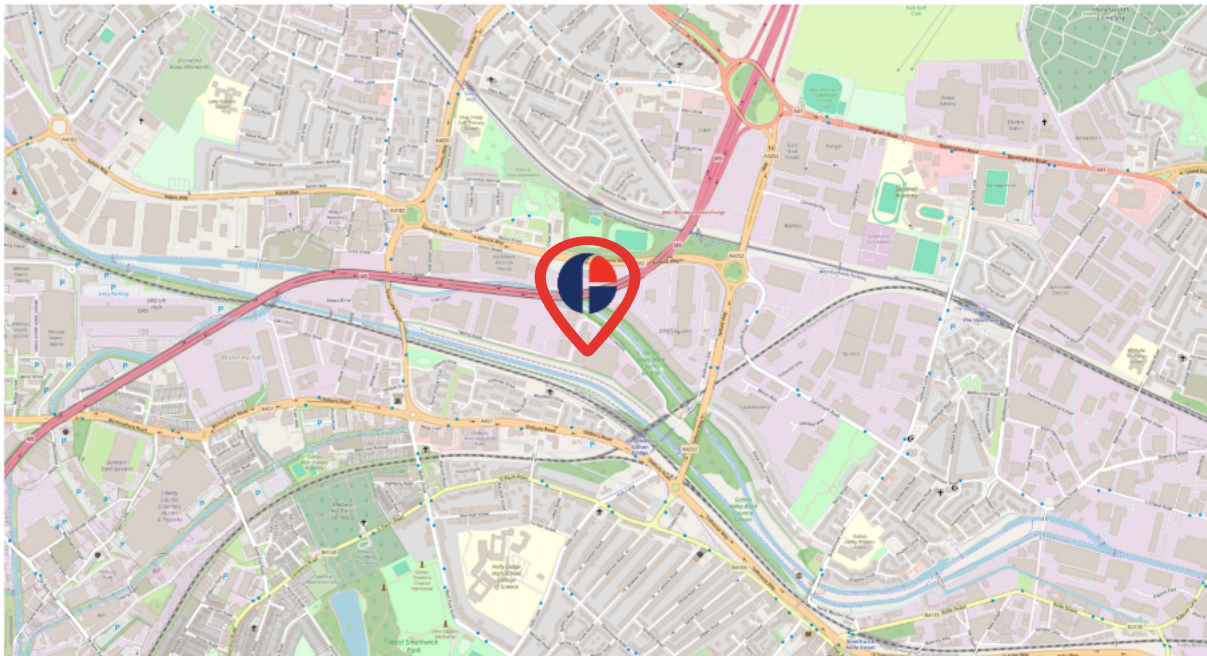
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or our joint agents White Rose.



Unit 4, Summit Crescent Industrial Estate, Smethwick

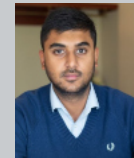


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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Smethwick - 2.2 miles• Junction 1 of M5 - 0.5 miles
	Nearest Station <ul style="list-style-type: none">• The Hawthorns - 1.5 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 21.4 miles

→ Viewings



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Particulars dated February 2025. Photographs dated February 2025.

