



RECENTLY  
REFURBISHED



## Unit 3B & Unit 7C, Summit Crescent Industrial Estate Roebuck Lane, Smethwick, B66 1BT

Leasehold | Industrial/Warehouse Units | 5,028 Sq Ft (467.11 Sq M) Each Unit



**TO LET**



## Location

Summit Crescent Industrial Estate is located off Roebuck Lane in Smethwick, within an established industrial location.

The estate is within half a mile of Junction 1 of the M5 Motorway, providing access to the national motorway network.



## Description

The properties form terraced industrial/warehouse units of single span portal frame construction.

The properties benefit from single storey offices to the front elevation plus WCs. The warehouses have lighting and provide a clear internal height of 3.85m and an eaves height of 4.20m. Externally there is forecourt parking available.

Unit 7C has the benefit of a secure compound.



## Accommodation

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

Unit	Sq Ft	Sq M
3B	5,028	467.11
7C	5,028	467.11



## Amenities



Eaves Height  
4.20m



Recently  
Refurbished



Motorway





## Further information

### Tenure

The property is available on a new full repairing and insuring lease for a term by negotiation.

### Rent

Unit 3B - £40,224 per annum exclusive

Unit 7C - £45,000 per annum exclusive

### Tenure

Leasehold.

### Business Rates

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

### Services

All mains services are available and connected to the premises, including 3 phase electricity supply.

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

An Energy Performance certificate will be commissioned and provided on receipt.

### 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

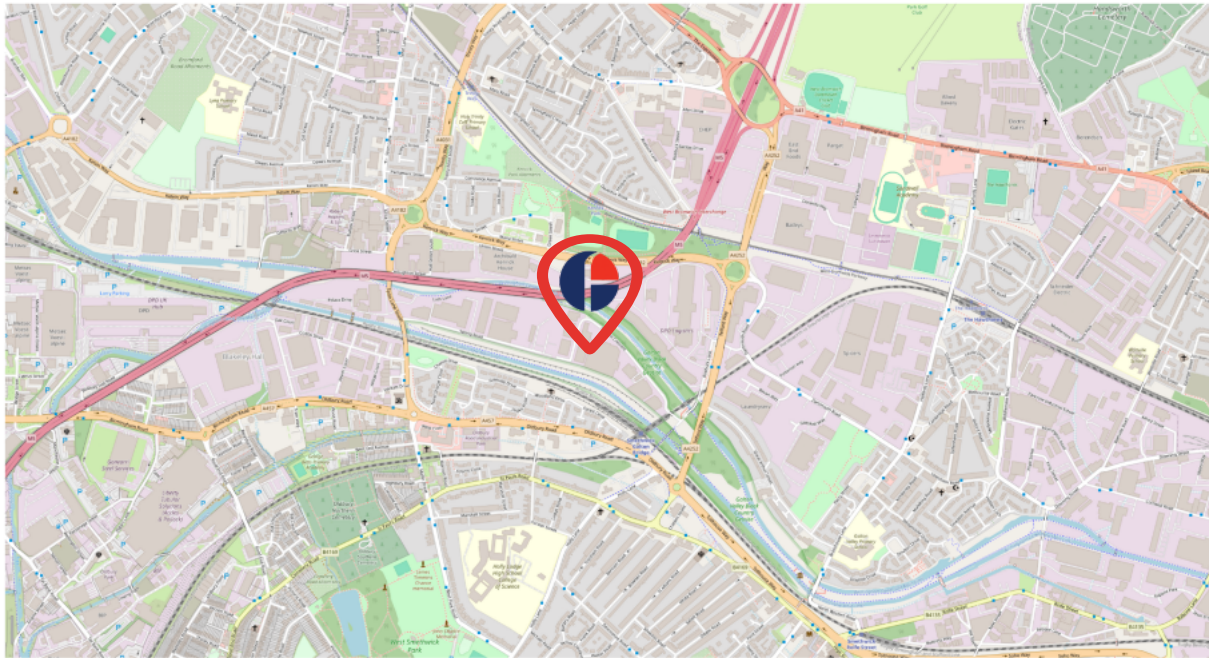
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

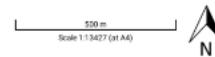
Strictly by prior arrangement with Fisher German or our joint agents, White Rose 0121 633 4433.



# Summit Crescent Industrial Estate, Smethwick



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

## Viewings

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		07966 469 240
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Particulars dated March 2024. Photographs dated March 2024.

