



TO LET

FITTED INDUSTRIAL TRADE COUNTER PREMISES

UNIT 16 OLDBURY ROAD INDUSTRIAL ESTATE, CRYSTAL DRIVE, SMETHWICK, B66 1QG



7,906 sqft

(734 sqm approx)

ROAD FRONTING TRADE COUNTER UNIT ON ESTABLISHED TRADE PARK

ONSITE PARKING AND SERVICE YARD

FITTED TRADE COUNTER WITH OFFICES & TOILETS





LOCATION

The industrial estate is located on Sandwell Business Park, off Crystal Drive, in the Smethwick area of Birmingham. Crystal Drive connects directly to the A4254 Telford Way/Kendrick Way. Motorway access is provided at Junction 1 of the M5 less than two miles to the north-east. West Bromwich town centre lies approximately 1½ miles to the north and Birmingham city centre approximately 6 miles to the East

DESCRIPTION

The estate has benefited from a recent refurbishment to include new roof. The property is a mid-terrace unit of portal frame construction with concrete floor, LED lighting to warehouse, electric roller shutter door (3.7mw x 5mh) with integral offices/trade counter and office/warehouse toilet accommodation. A mezzanine is provided in part above. Externally, the property provides service yard and parking.

ACCOMMODATION

	sqft	sqm
Trade Counter	1,756.7	163.2
Warehouse	5,199.0	483.0
Mezzanine	950.5	88.3
TOTAL GIA	7,906.2	734.5

TERMS/ RENTAL

The property is available by way of a sub-lease or assignment of a lease dated 2nd September 2022, expiring 2nd September 2032 with a break clause effective (and rent review) 2nd September 2027. The current passing rent is £48,825 per annum exclusive.

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES

RV 2023 Warehouse & Premises £46,250

EPC

EPC Rating on application from the Agents

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be 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.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the joint sole agents:

HARRIS LAMB

Contact: Neil Slade/ Ashley Brown

Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com

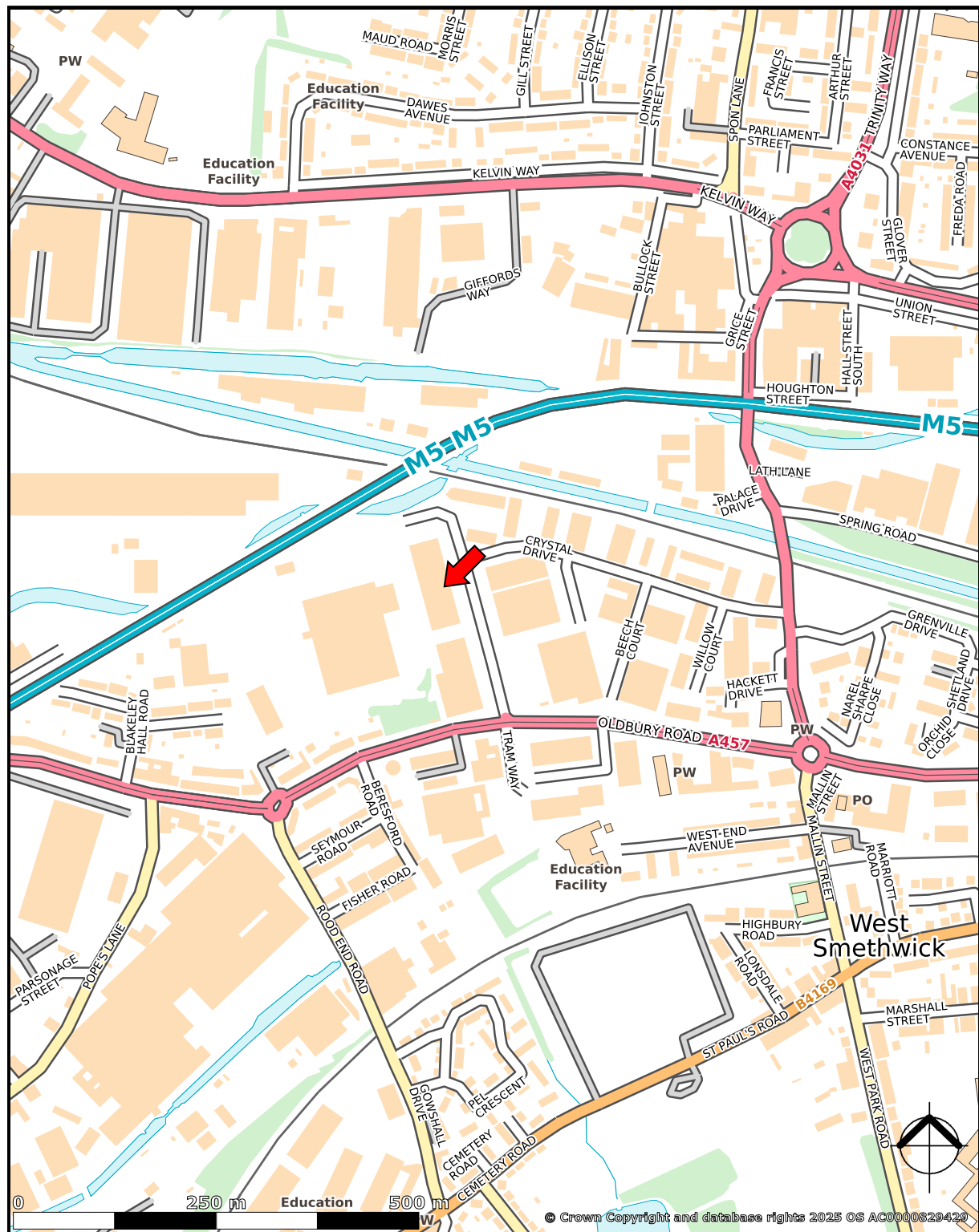
Tel: **0121 4559455**

Date: March 2025

Subject To Contract



Unit 16, Oldbury Road Industrial Estate, Crystal Drive, Smethwick, B66 1QG



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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract