



WAREHOUSE PREMISES WITH SECURE PARKING - TO LET

Unit 8, Reaymer Close, Bloxwich, Walsall, West Midlands, WS2 7QZ

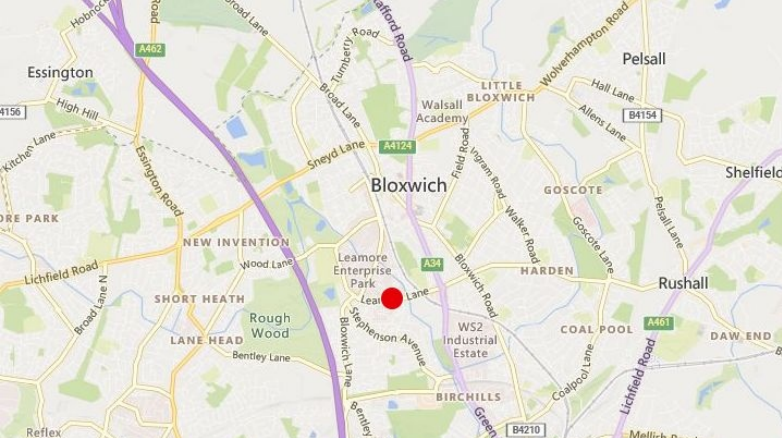


3,431 SqFt (318.74 SqM) plus Mezzanine 1,070 SqFt (99.41 SqM)

£26,000 per annum exclusive

Key Features

- Warehouse premises with offices and mezzanine
- Front roller shutter door
- Bloxwich district of Walsall
- Shared secure yard with gated entrance
- Well established industrial location
- Within short driving distance of M6 Motorway



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LOCATION

The property is situated to the southern side of Reaymer Close in a popular industrial location on the outskirts of Bloxwich and approximately 2.5 miles to the north of Walsall town centre. The location is well placed for easy access with the M6 Motorway at Junction 10 to the south which provides access with the Midlands Motorway network including M5, M54 and M6 Toll Road intersections.

DESCRIPTION

The subject property comprises a semi-detached warehouse incorporating two storey offices together with a mezzanine. The building benefits from a front roller shutter door accessed via a shared yard providing parking. The yard is secured with perimeter fencing and fronted by a gated entrance.

Area	SqFt	SqM
GF WAREHOUSE	1,859	172.7
GF OFFICE/ANCILLARY	775	72
FF OFFICE	797	74.04
Total Floor Area	3,431	318.74

TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£26,000 per annum exclusive

SERVICE CHARGE

We have not been made aware of any Service Charge applicable to the property.

BUSINESS RATES

Rateable Value £19,250. Rates Payable 24/25 - £9,605.75.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Energy Performance Asset Rating Band D - 89. Date of the Certificate 24 April 2018.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

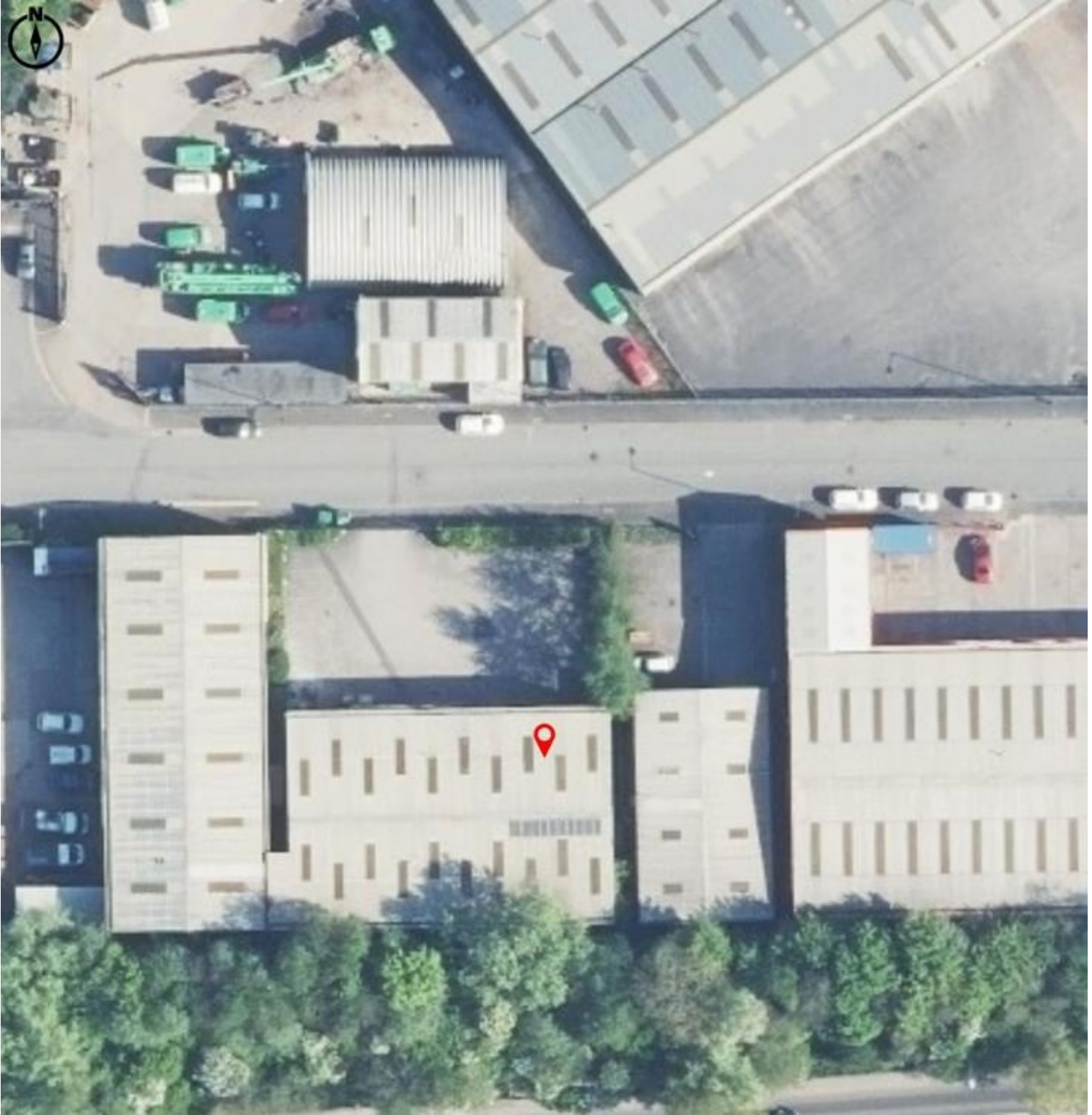
VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.