

# INDUSTRIAL/WAREHOUSE PREMISES - TO LET

Units 5, Saddlers Court, Fryers Road, Bloxwich, Walsall, WS2 7LZ



**2,501 SqFt (232.34 SqM) | £18,750 per annum exclusive**

## Key Features

- Warehouse premises
- Minimum eaves height of 5m
- Prominent location within well established commercial area
- On site car parking
- Front roller shutter door access
- Within easy driving distance of the M6 Motorway



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## LOCATION

The property is prominently situated within Saddlers Court off Fryers Road in the Bloxwich district of Walsall. Bloxwich is situated approximately 3 miles to the north of Walsall town centre, neighbouring the areas of Pelsall and Aldridge.

Fryers Road is a popular and well Established industrial location having access from Leamore Lane to the south, which links with the A34 to the east and provides direct access south with Walsall town centre. The M6 Motorway is within a short driving distance with access at Junction 10.

## DESCRIPTION

The subject property comprises an end of terrace, industrial/warehouse building including office, kitchenette and WC. The main warehouse is served by a single roller shutter access door (3.5m x 4.3m). The property is situated within Saddlers Court having shared access from Fryers Road in the Bloxwich district of Walsall. 5 car parking spaces are available to the front and side of the building.

| Area                    | SqFt         | SqM           |
|-------------------------|--------------|---------------|
| WAREHOUSE/ANCILLARY     | 2,501        | 232.34        |
| <b>Total Floor Area</b> | <b>2,501</b> | <b>232.34</b> |

## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease. Incentives will be considered.

## ASKING RENT

£18,750 per annum exclusive

## SERVICE CHARGE

We are advised that a Service Charge will be payable towards the shared areas of the estate which is recovered on an ad-hoc basis. Further details are available on request.

## BUSINESS RATES

Rateable Value £15,750. Rates Payable 2023/24 - £7,859.25.

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

## 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. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party is to bear their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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**Units 5, Saddlers Court, Fryers Road, Bloxwich, Walsall WS2 7LZ**



Fryley and Essington Canal

Wall End Brid

Factory

Factory

Factory

Saddlers Court Industrial Estate

Factory

6

8

FRYERS ROAD



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