



WAREHOUSE PREMISES - TO LET

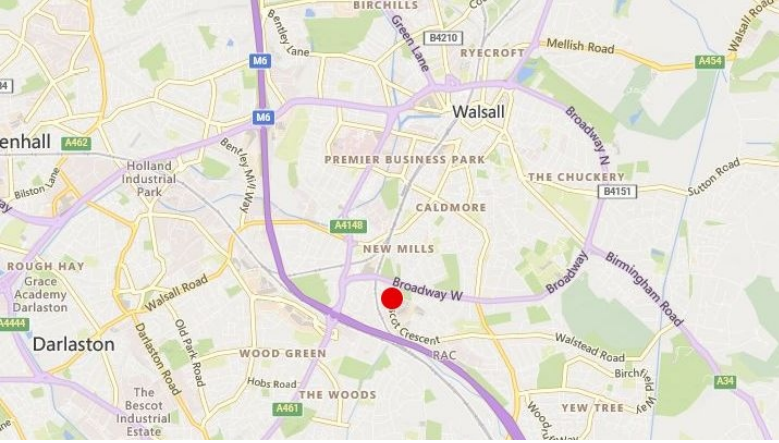
Greetings House, Bescot Crescent, Walsall, West Midlands, WS1 4NG



39,770 SqFt (3,694.63 SqM) | £3.00 per sq ft pax

Key Features

- Two storey warehouse premises with loading
- Economical space
- Prominent corner position within established commercial location
- Offices with ancillary stores
- Parking available
- Within easy driving distance of Junction 9 of the M6 Motorway



LOCATION

Greetings House is prominently situated on the corner junction of Wallows Lane and Bescot Crescent approximately 2 miles to the south of Walsall town centre. Bescot Crescent has nearby access with Broadway West (A4148) which in turn continues west forming with Bescot Road, the latter of which has direct access with Junction 9 of the M6 Motorway. This provides subsequent links with the regional motorway network including M5, M54 and M42 motorways.

DESCRIPTION

The subject property comprises two storey warehouse premises incorporating offices, stores, WCs and kitchen forming part of Greetings House on Bescot Crescent in Walsall.

The property offers parking with loading space to the front elevation. The accommodation is well situated in an established commercial location and is positioned directly opposite to the entrance of Broadwalk Retail Park.

Area	SqFt	SqM
GF TOTAL	22,774	2,115.7
FF TOTAL	16,996	1,578.93
Total Floor Area	39,770	3,694.63

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

£3.00 per sq ft pax

SERVICE CHARGE

We are not aware of any Service Charge currently applicable to the property.

BUSINESS RATES

The property will require reassessment for Business Rates by the Valuation Office Agency. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Assessment awaited where appropriate.

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 incurred in this transaction.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:

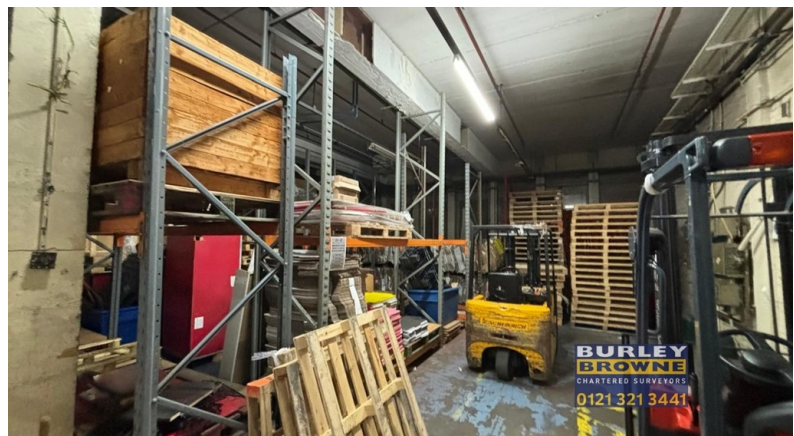
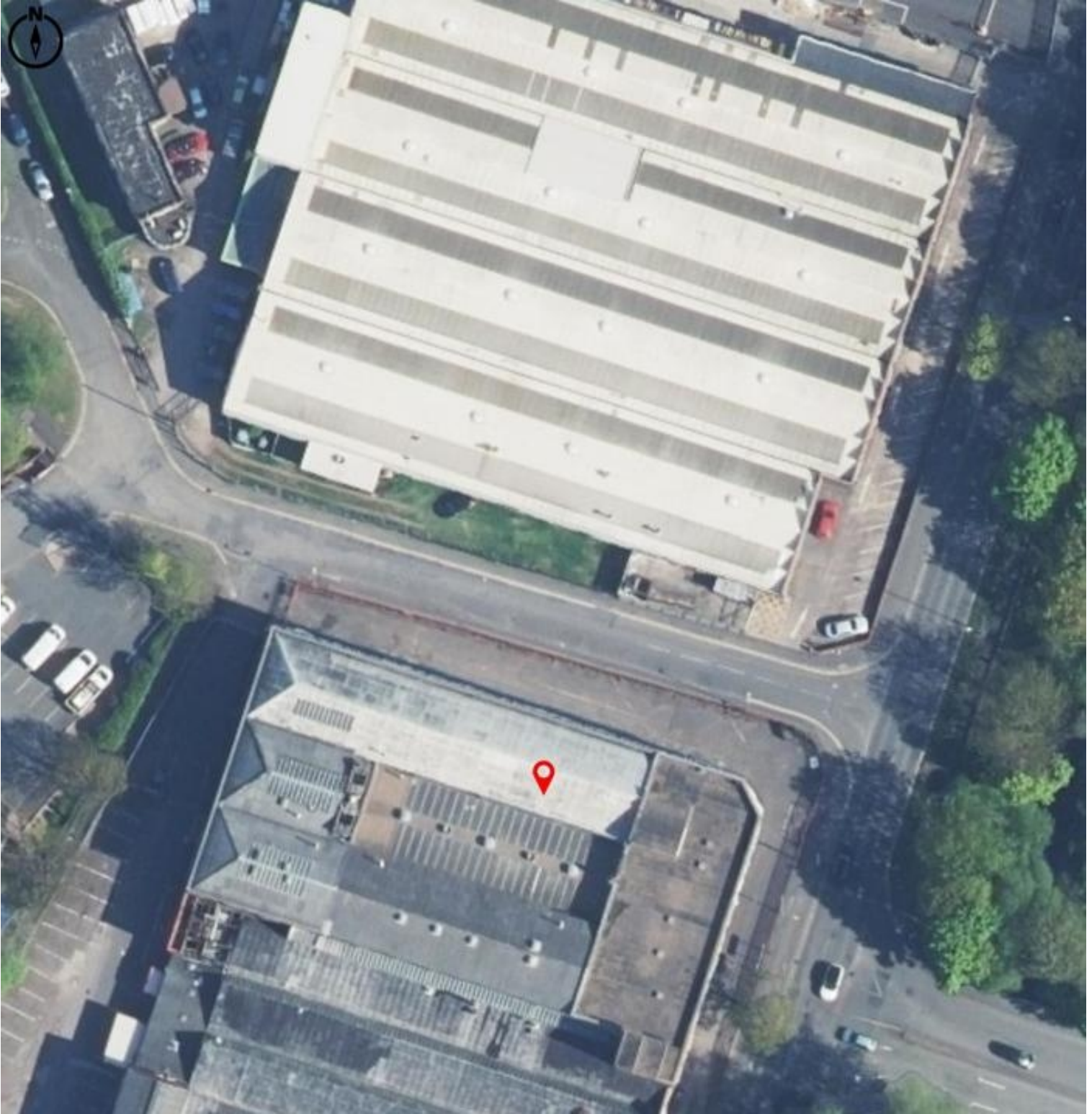


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