



WORKSHOP PREMISES - TO LET

Unit 6, Croxstalls Close, Bloxwich, Walsall, WS3 2XT



1,604 SqFt (149.01 SqM) | £14,000 per annum exclusive

Key Features

- Ground floor workshop premises with two storey offices
- Front roller shutter access door
- Bloxwich district of Walsall
- Forecourt parking and loading
- Situated in well established industrial location
- Within driving distance of Junction 10 of the M6 Motorway



LOCATION

The property is situated on the northern side of Croxstalls Close in the Bloxwich district of Walsall. Bloxwich is approximately 3 miles to the north of Walsall town centre, neighbouring the areas of Pelsall and Aldridge.

The premises are located within a popular and well established industrial area 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 a self-contained workshop incorporating two storey offices including staff area/kitchen and WC. The premises benefit from a forecourt which provides loading and parking together with the addition of a small yard area to the side elevation which is fronted by a secure roller shutter door.

Area	SqFt	SqM
GF WORKSHOP	1,244	115.57
FF OFFICES	360	33.44
Total Floor Area	1,604	149.01

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

£14,000 per annum exclusive

BUSINESS RATES

Current Rateable Value £8,700. Rates payable 2024/25 £4,341.30. However, businesses may benefit from 100% small business rates relief in 2024/25 on this property.

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

EPC

Energy Performance Asset Rating Band D - 90. Date of Certificate 17 June 2019.

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, which we understand will be payable in this instance.

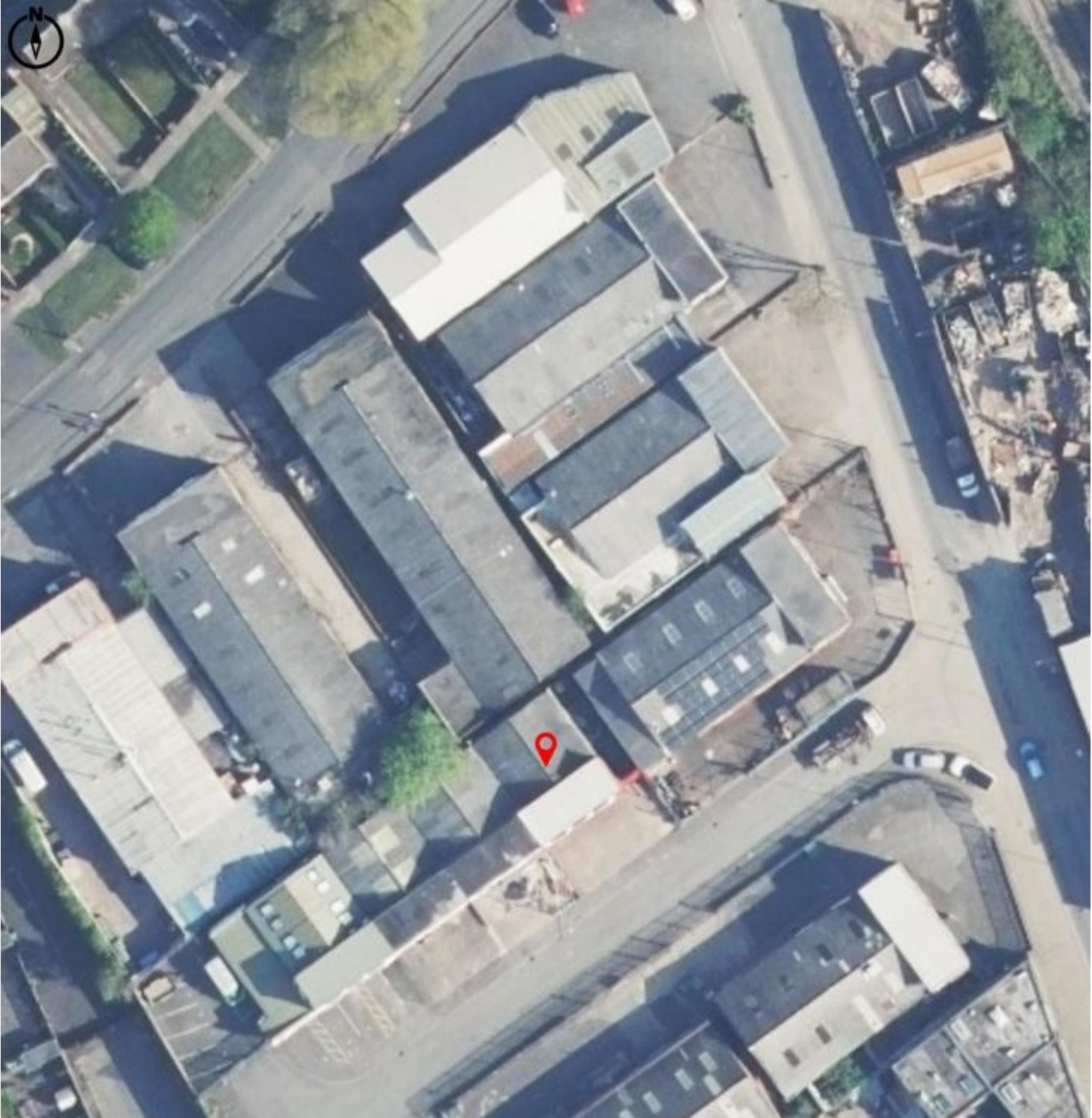
VIEWING

Strictly by prior appointment, please contact:



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