



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



LOCATION

The property is 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). Car parking is available to the front of the building. Minimum working eaves height approximately 5m.

Area	SqFt	SqM
WAREHOUSE/ANCILLARY	2,501	232.34
Total Floor Area	2,501	232.34

TERMS

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

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 2024/25 - £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

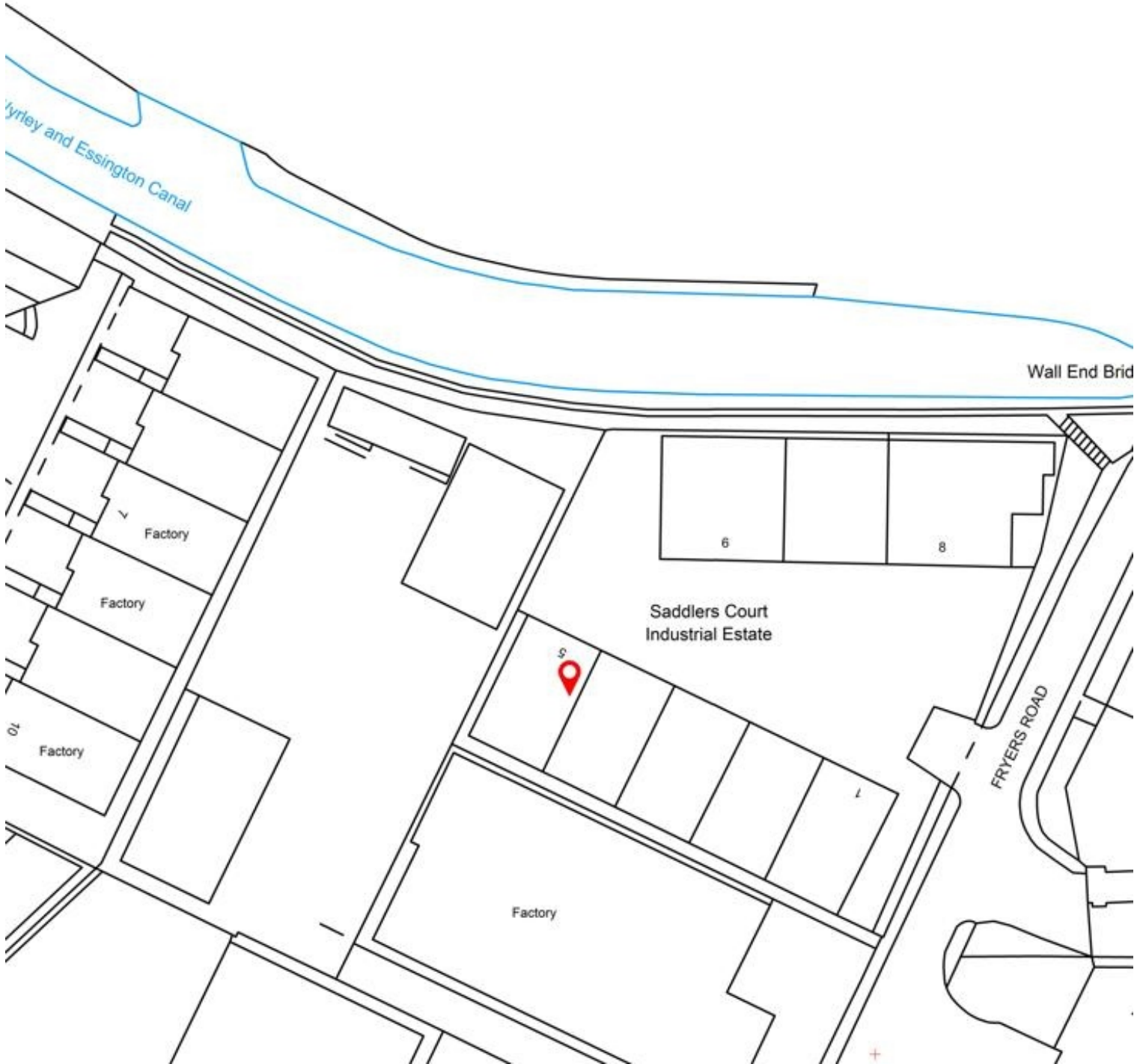
Strictly by prior appointment, please contact:



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