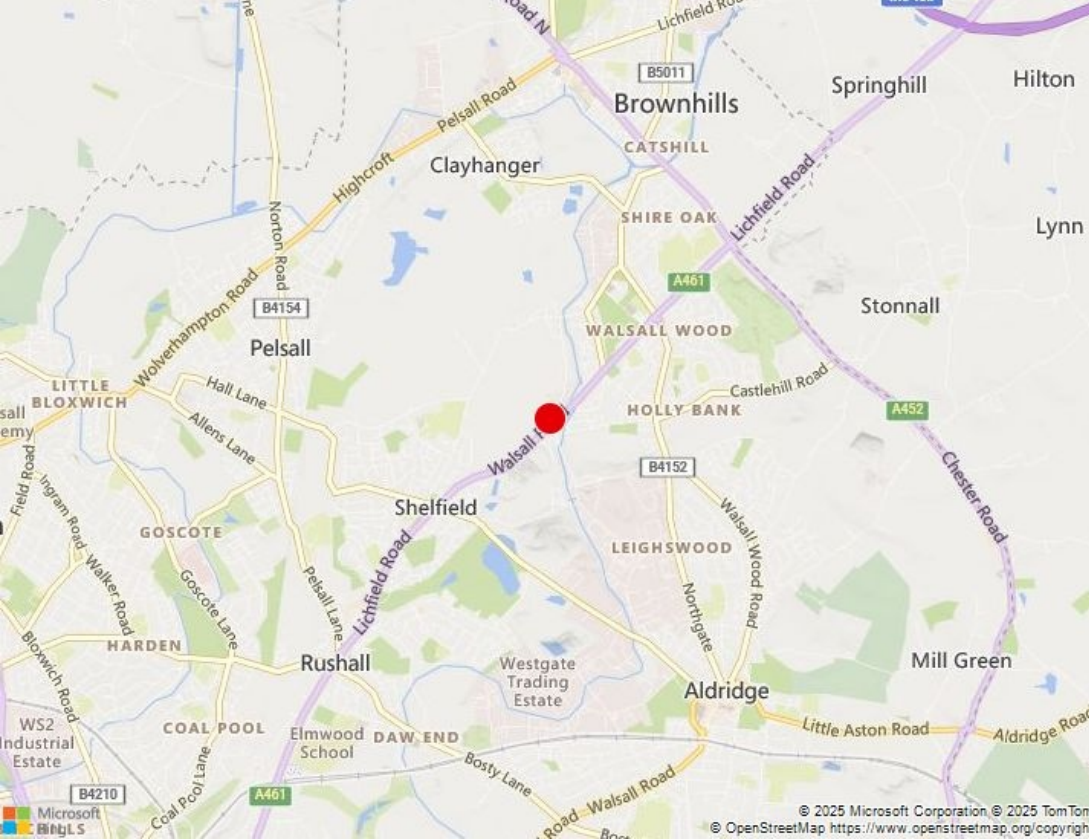


NEWLY REFURBISHED WAREHOUSE UNITS - TO LET

Barons Court Trading Estate, Walsall Road, Walsall Wood, Walsall, West Midlands, WS9 9AQ

Units range from 1,259 - 2,700 SqFt (116.96 - 250.83 SqM) | On Application





KEY FEATURES

- Well presented units
- Gated yard offering parking to the rear
- Rare opportunity for newly refurbished units in the area
- Prominent roadside position
- Within driving distance of M6 Motorway and M6 Toll Road
- Notable occupiers include Screwfix, Lidl and Pets & Friends

LOCATION

The premises are situated prominently on the busy Walsall Road (A461) within the Walsall Wood district of Walsall. Walsall Road (A461) provides a main arterial route to the south west with Walsall Town Centre and alternatively north with Lichfield City Centre. Walsall Wood is conveniently situated within easy driving distance of the M6 Toll Road and A5 trunk road.

DESCRIPTION

The subject property extends to provide a total of 6 recently refurbished warehouse units situated prominently on the Walsall Road in Walsall Wood district of Walsall. The development extends to provide ample on road parking together with the use of a secure yard with gated entrance.



Area	SqFt	SqM
UNIT 1	2,700	250.83
UNIT 2	2,508	232.99
UNIT 5	2,002	185.99
UNIT 6	1,259	116.96
UNIT 7	1,281	119
UNIT 8	1,744	162.02
	11,494	1,067.79

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TERMS

The respective units are available on new Full Repairing and Insuring lease, terms for which are to be agreed by negotiation.

ASKING RENT

On Application

SERVICE CHARGE

The lease is to include provision for a Service Charge to cover the costs of maintaining the site, the upkeep of common part, including repairs where necessary. Further details to be confirmed.

EPC

Assessment awaited.

BUSINESS RATES

Business Rates are to be reassessed following completion of the refurbishment of the scheme. Applicants are advised to make enquiries with the Local Authority (Walsall) for further information.

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

