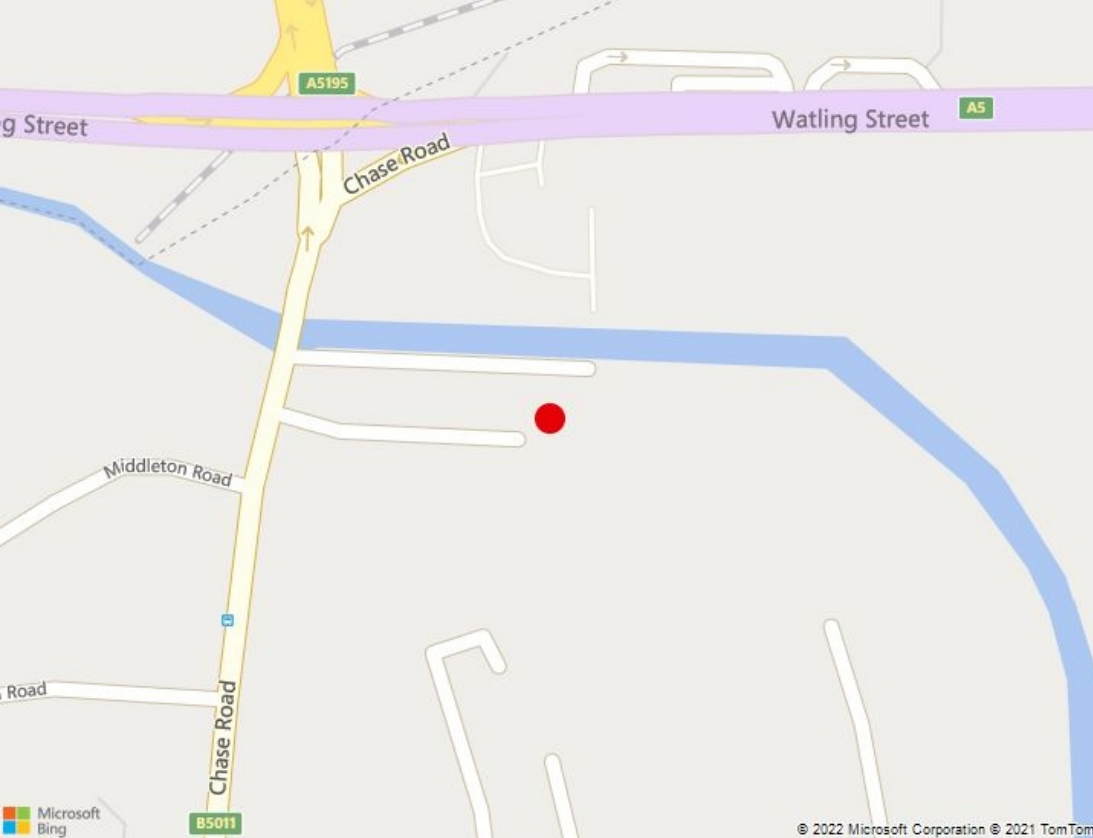


WAREHOUSE/STORAGE ACCOMMODATION - TO LET

Unit 4 Chase Road Industrial Estate, Brownhills, Walsall, WS8 6JT

4,196 SqFt (389.81 SqM) | £12,500 per annum exclusive





KEY FEATURES

- Well situated premises within established industrial estate
- Within easy access of nearby A5 trunk road
- The M6 Toll Road and M6 Motorway are both within easy driving distance
- Premises are available by way of a new lease
- Open plan storage space
- Loading bay accessed via ramp

LOCATION

The subject property is prominently situated within Chase Road Industrial Estate on the outskirts of Brownhills within close driving distance of the A5. The Estate is situated less than 1 mile to the north east of Brownhills town centre providing a full range of local amenities. The neighbouring A5 Trunk Road provides direct access from the M6 Toll at Junctions T6 & T7. The M6 Motorway is within easy driving distance at Junctions 11 & 12 to the west which in turn provides links to the wider midland's motorway network.

DESCRIPTION

The property comprises a first floor warehouse store including WCs and offices. The unit benefits from a loading bay to the front elevation accessed via a ramp from the main industrial estate. Internally the building offers largely open plan storage accommodation with some partitioned offices and WCs from the entrance.



Area	SqFt	SqM
WAREHOUSE/STORES	4,196	389.81
Total Floor Area	4,196	389.81



LEASE

The property is available on a new Internal Repairing and Insuring lease plus Service Charge. The terms for the new lease are to be agreed by negotiation.

ASKING RENT

£12,500 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable by the tenant which is shared with neighbouring occupiers on the estate towards external maintenance. Further details are available on request.

EPC

Energy Performance Asset Rating Band C - 51.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £8,200. Rates Payable 2022/2023 £4,091.80 prior to any transitional arrangements or small business rate relief which may apply.

However businesses may benefit from 100% business rates relief in 2022/2023 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT which may be payable in this instance - solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk

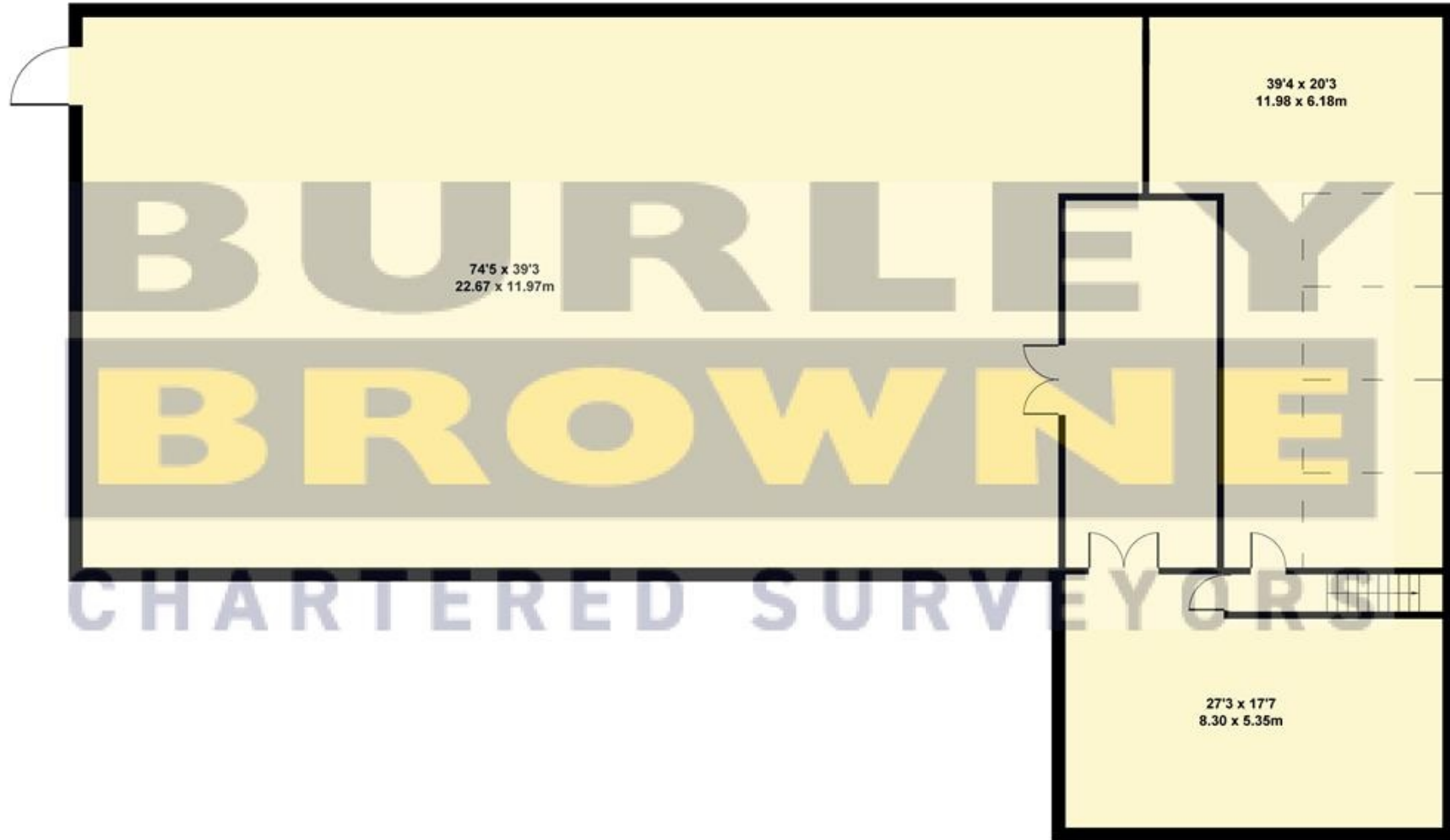


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

Unit 4 Chase Road Industrial Estate

Approximate Gross Internal Area
4208 sq ft - 391 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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