



# WAREHOUSE - TO LET

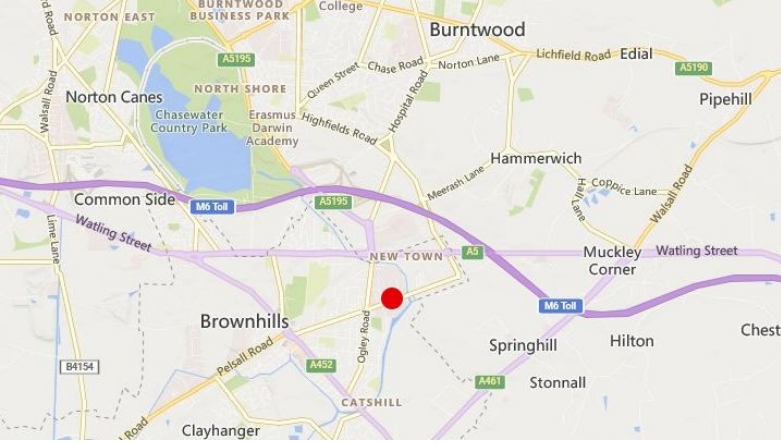
Unit 1, Gatehouse Trading Estate, Lichfield Road, Brownhills, WS8 6JZ



**1,485 SqFt (137.96 SqM) | £14,500 per annum exclusive**

## Key Features

- Warehouse accommodation with roller shutter access
- Minimum internal eaves height of 2.53m rising to 3.62m
- Easy driving access of the A5 trunk road and M6 Toll Road
- External Parking
- Situated within the Gatehouse Trading Estate
- New Lease



## LOCATION

The subject property is situated within the Gatehouse Trading Estate off Lichfield Road in Brownhills. Lichfield Road is one of the main arterial routes into Brownhills and a popular industrial and business location. The estate lies less than 1 mile north east of Brownhills Town Centre and within easy reach of the A5.

## DESCRIPTION

The subject property comprises a semi-detached warehouse unit which provides largely open plan space together with office, store and two WCs. The unit has the use of communal car parking to the front elevation. The premises are situated within the Gatehouse Trading Estate off Lichfield Road in Brownhills

## LEASE

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed on negotiation.

## ASKING RENT

£14,500 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the expenditure incurred by the Landlord in relation to the upkeep, maintenance and repairs of the estate. Further details to be confirmed.

## EPC

Assessment awaited.

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures are quoted exclusive of VAT, which we understand is payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



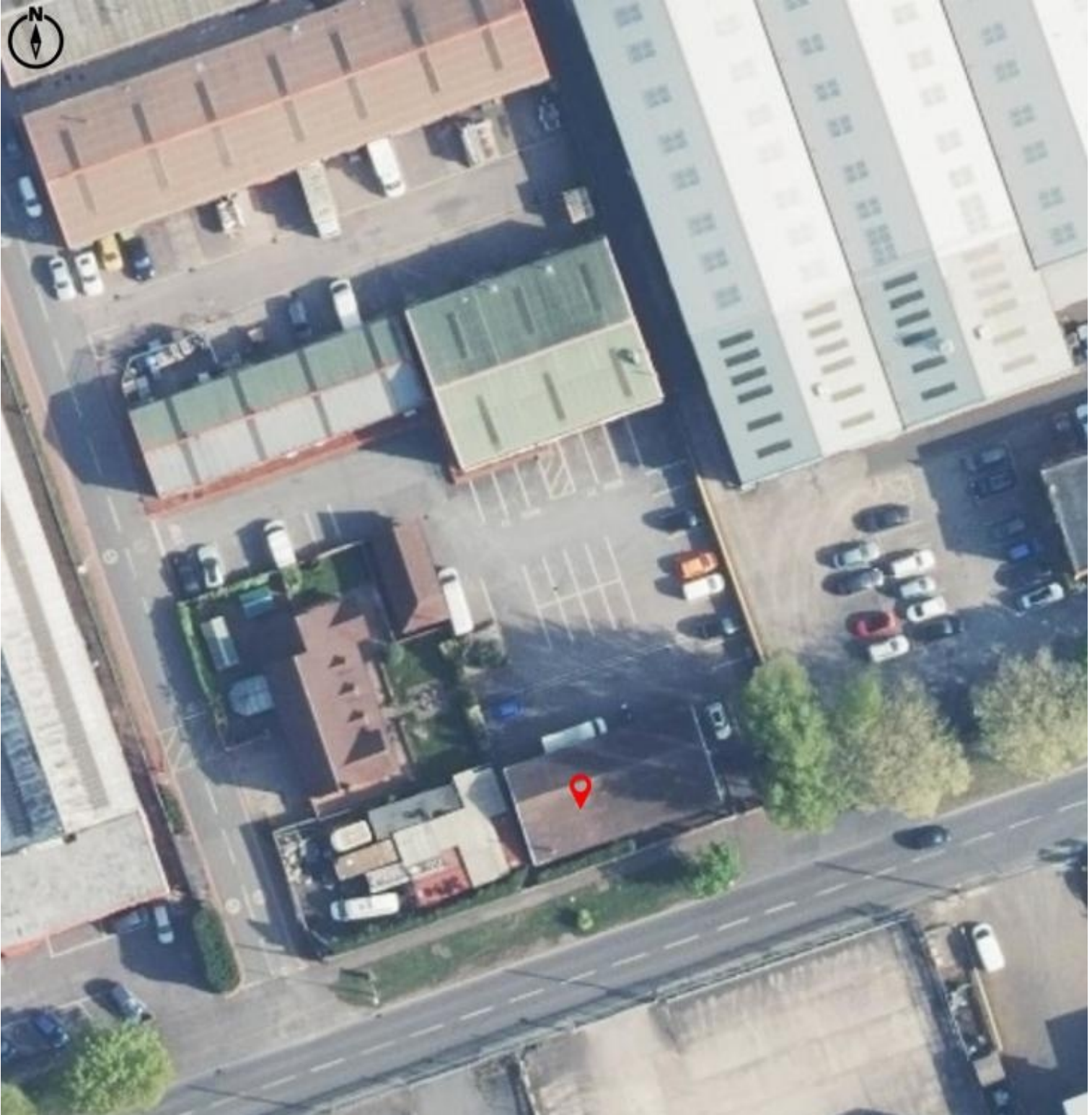
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