



# TO LET

## UNITS 1 & 3 NEW ROAD INDUSTRIAL ESTATE, NEW ROAD, BURNTWOOD. WS7 0AZ

- 2 interconnecting warehouse units of 3535 sq ft & 8,093 sq ft
- Offices & Mezzanine floor
- Prominent location
- Leases from 3 years

**Unit 1 £20,000 per annum**

**Unit 3 £48,000 per annum**

## Location

The properties are prominently located on New Road, Burntwood within a popular commercial location.

## Description

A pair of connected industrial warehouse units comprising: -

Unit 1 3535 sq ft or open warehouse space, office and WC.

Unit 3 8903 sq ft comprising warehouse space and offices plus an additional 2,502 sq ft of mezzanine



## Price/Rent

Unit 1 £20,000 per annum

Unit 3 £48,000 per annum

Full Repairing & insuring lease from 3 years.

## Rates

Current RV Unit 1: £15,250 (April 2023)

Current RV Unit 3: £27,750 (April 2023)

## EPC

Unit 1: D; Unit 3: E

## Legal Costs

Each party to bear their own.

## VAT

All figures exclude VAT.

## Viewing

By prior appointment with the sole agents:

**Jayman Commercial**

t: 01543 417559



**Ben Greaves 07753 771273**

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## Subject To Contract

June 2024

