

01543 417559 commercial@jayman.co.uk

# 

# 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



2 Bore Street | Lichfield | WS13 6LL

## Jayman <sup>Commercial</sup>

### 01543 417559 commercial@jayman.co.uk

### 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

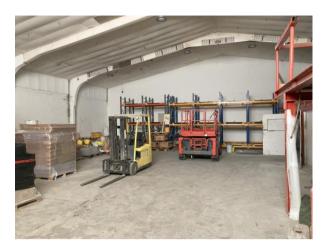
By prior appointment with the sole agents:

### Jayman Commercial t: 01543 417559



Ben Greaves 07753 771273 <u>ben.greaves@jayman.co.uk</u>

Subject To Contract June 2024







yman Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not nstitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct t any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Jayman mmercial has any authority to make or give representation or warranty whatever in relation to this property. As far as possible these particulars are intended to give a fair description of the property. Julies otherwise stated, no quiries have been made of statutory authorities nor tests made of electricity, plumbing or other services installed in the property. No warranties or certificates of building work, leases/title documents have been inspected. Such ormation as is given in these particulars is based on a purely visual inspection only and information supplied to us the vendor/lessor. Interested parties must take their own measurements in order to satisfy themselves that the mises are suitable for their requirements. Our measurements are approximate in order to give a description of size on diver y care has been taken to prepare these particulars. we will be grateful if you could inform us of