

# Please call us 01384 456789

Canalside, 9A Narrowboat Way Dudley, West Midlands, DY2 0XQ



Unit 9, USAM Trading Estate, Wood Lane, Bushbury,

# **TO LET** INDUSTRIAL / WAREHOUSE

**Size** 7,201 sq ft (669 sq m)

Rent £38,500 per annum exclusive - Year 1 Refurbished unit New LED lighting Car parking Within 2 miles of J2 M54

#### Location

The estate is prominently located on Wood Lane, within half a mile of the A449 Stafford Road. Junction 2 of the M54 is within 2 miles.

## Description

The unit is of brick/blockwork construction with profiled metal sheeted walls surmounted by a lattice framed "Belfast" style timber roof overclad with profiled metal sheeting. Overhead mounted LED lighting. Access is via a 2 no. motorised roller shutter doors. Height to eaves 4.69m (15'5") approx.

An amenity block provides a kitchen and toilets with an open plan office at first floor level.

Car parking is available to the front and rear of the unit.

Please note the photo of the floor within these particulars is in respect of another unit on the estate which has recently been refurbished. The floor to Unit 9 will be finished to a similar standard.

#### Accommodation (Gross Internal Area)

7,201 sq.ft. (669.25 sq.m.) approx.

#### **Services**

All mains services are connected.

#### **Rating Assessment**

2017 Rateable Value: £14,750.

2023 Rateable Value: £23,000.

U.B.R. - 51.2p in the £ (2023/2024).

#### Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

#### Rent

Year 1 - £38,500 per annum exclusive.

Years 2 to 5 - £47,000 per annum exclusive.

The concessionary year 1 rent is based on the understanding both parties enter into a new 5 year lease.

## V.A.T.

V.A.T. may be levied on the rent etc.

#### **Fixtures and Fittings**

All usual fixture and fittings are expressly excluded from the letting.

#### **Energy Performance Certificate**

EPC rating - C.

#### Viewing

Strictly via the Sole Agents, Sellers.

01384 456789

Matthew Pearcey - 07764 269803

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and 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 them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

# Additional Images



Church Rd

Google Propert R.

Sherborne Rd