

New Retail / Business / Trade Units

Units from 4,198 sq ft – 8,977 sq ft

Colliers

TO LET

Venture Park

Lindon Road, Brownhills, Walsall, WS8 7BW

- New industrial development
- Suitable for retail, business and trade uses
- Located just off Lichfield Road (A461)
- Approx. 2 miles from M6 Toll Road
- Minimum eaves height approx. 7m (23 ft)



Contact Us

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Location

The property is prominently located on Lindon Road in Brownhills being accessed via Lichfield Road (A461). Walsall town centre is situated approximately 4 miles south-west with Birmingham city centre being approx. 13 miles distant. The M6 toll road is approx. 2 miles to the north with J10 of the M6 motorway being around 6 miles to the south-west.

Description

The new units are of steel portal frame design with plastic coated profile steel cladding, incorporating featured glazing panels. Each unit is offered on a shell basis but has the potential to incorporate ground floor offices with W/C and kitchen facilities. There is also a designated car park with a service yard and roller shutter doors. The minimum eaves height is 7m.

EPC

Units to be assessed once building works have completed.

Service Charge

A site service charge will be levied for the upkeep and maintenance of the common areas.

Legal Costs

All legal costs incurred in the preparation of the lease and counterpart lease together with any VAT and Stamp Duty due thereon will be the responsibility of the ingoing tenant.

Viewing

Strictly by appointment.

VAT

The Landlord will charge VAT as appropriate.

Tenure

Units are available on a new full repairing and insuring lease.

Areas (GIA)

Unit	SQ FT	SQ M	RENT
A	6,361	591	Rent upon request
B	6,361	591	LET
C	6,361	591	LET
D	6,308	586	LET
E	6,329	588	LET
F	4,779	444	Rent upon request
G	4,198	390	Rent upon request
H	12,572	1,368	LET



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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.