



# END-TERRACE WAREHOUSE UNIT TO LET

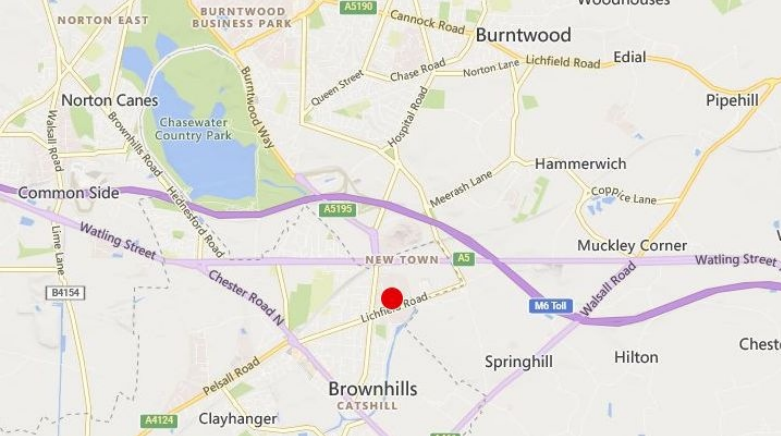
Unit 10B, Gatehouse Trading Estate, Lichfield Road, Brownhills, Walsall, West Midlands, WS8 6JZ



**1,092 SqFt (101.45 SqM) + Mezzanine 362 SqFt (33.63 SqM) | £17,250 per annum  
exclusive**

## Key Features

- Warehouse accommodation with roller shutter access
- New lease
- External Parking
- Mezzanine installed
- Situated within the Gatehouse trading estate
- Easy driving access of the A5 trunk road and M6 Toll Road



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## 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 is within easy reach of the A5.

## DESCRIPTION

The subject property comprises an end-terrace industrial/warehouse unit situated within the popular Gatehouse Trading Estate in Brownhills. The property extends to include a mezzanine (4.55m x 7.39m) and also benefits from a roller shutter to the front elevation (3.61m x 3.69m).

Area	SqFt	SqM
Warehouse	1,092	101.45
<b>Total Floor Area</b>	<b>1,092</b>	<b>101.45</b>

## TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

## ASKING RENT

£17,250 per annum exclusive

## SERVICE CHARGE

A service charge of is payable towards the expenditure incurred by the landlord in relation to the upkeep, maintenance and repairs of the estate. Further Information available upon request.

## BUSINESS RATES

Rateable Value - £7,400

However, businesses may benefit from 100% small business rates relief in 2025/26 on this property

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## EPC

Energy Performance Rating C-53. Certificate available on request.

## 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:

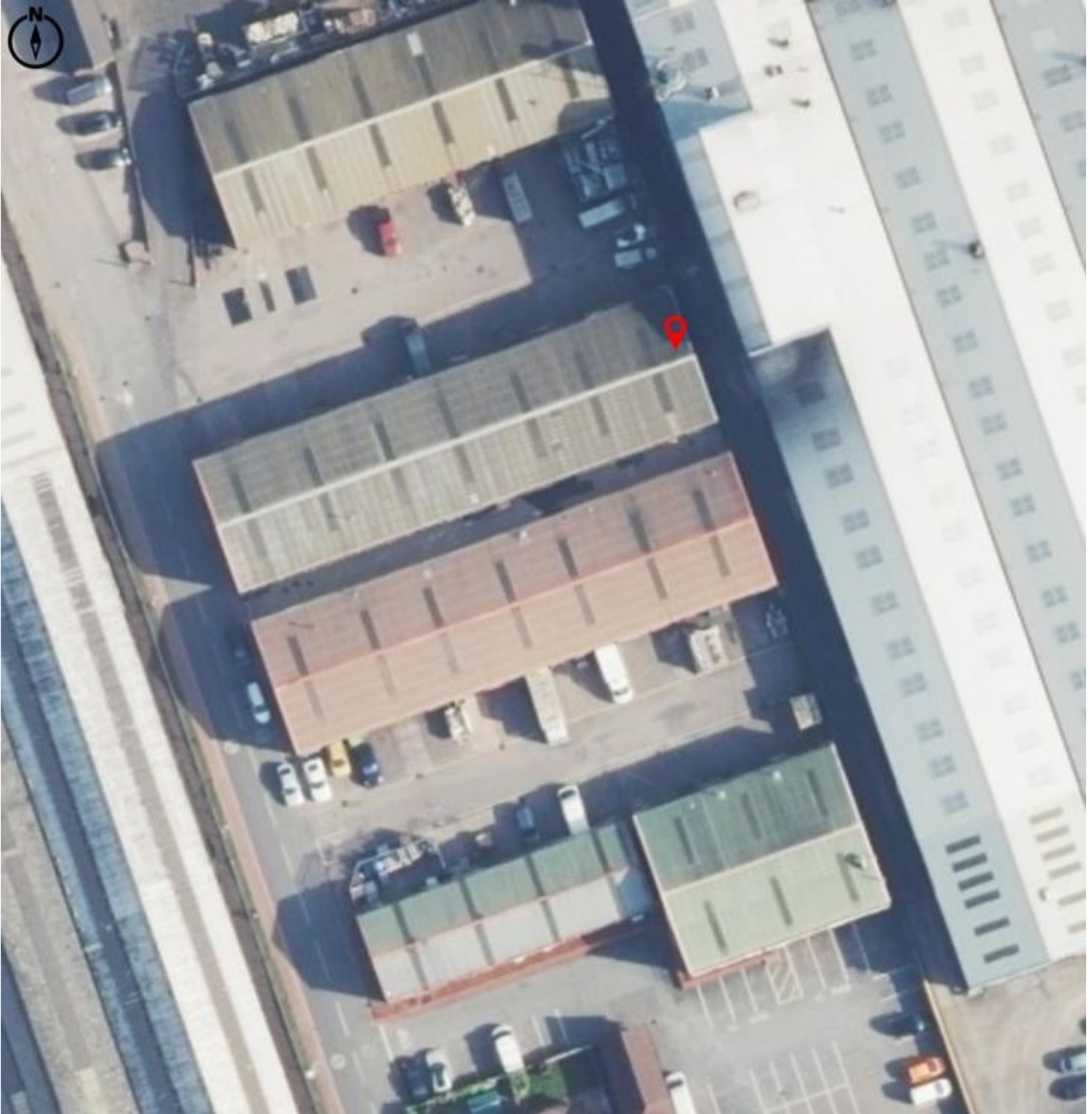


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