

END-TERRACE WAREHOUSE UNIT TO LET

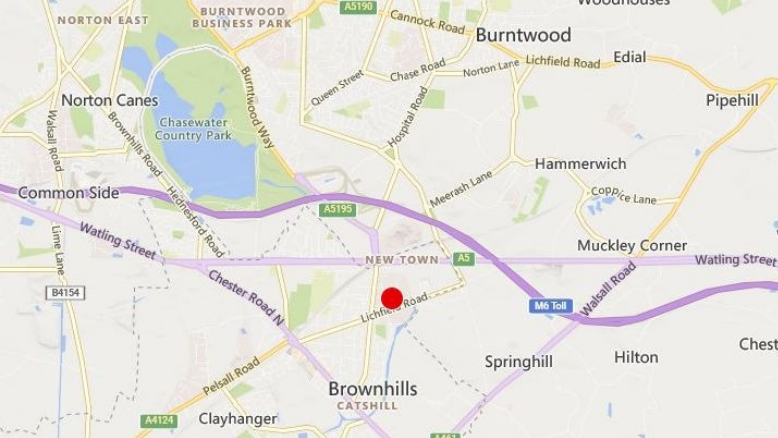
Unit 10B, Gatehouse Trading Estate, Lichfield Road, Brownhills, Walsall, West Midlands, WS8 6JZ



1,092 SqFt (101.45 SqM) | £13,250 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



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
Total Floor Area	1,092	101.45

TERMS

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

ASKING RENT

£13,250 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

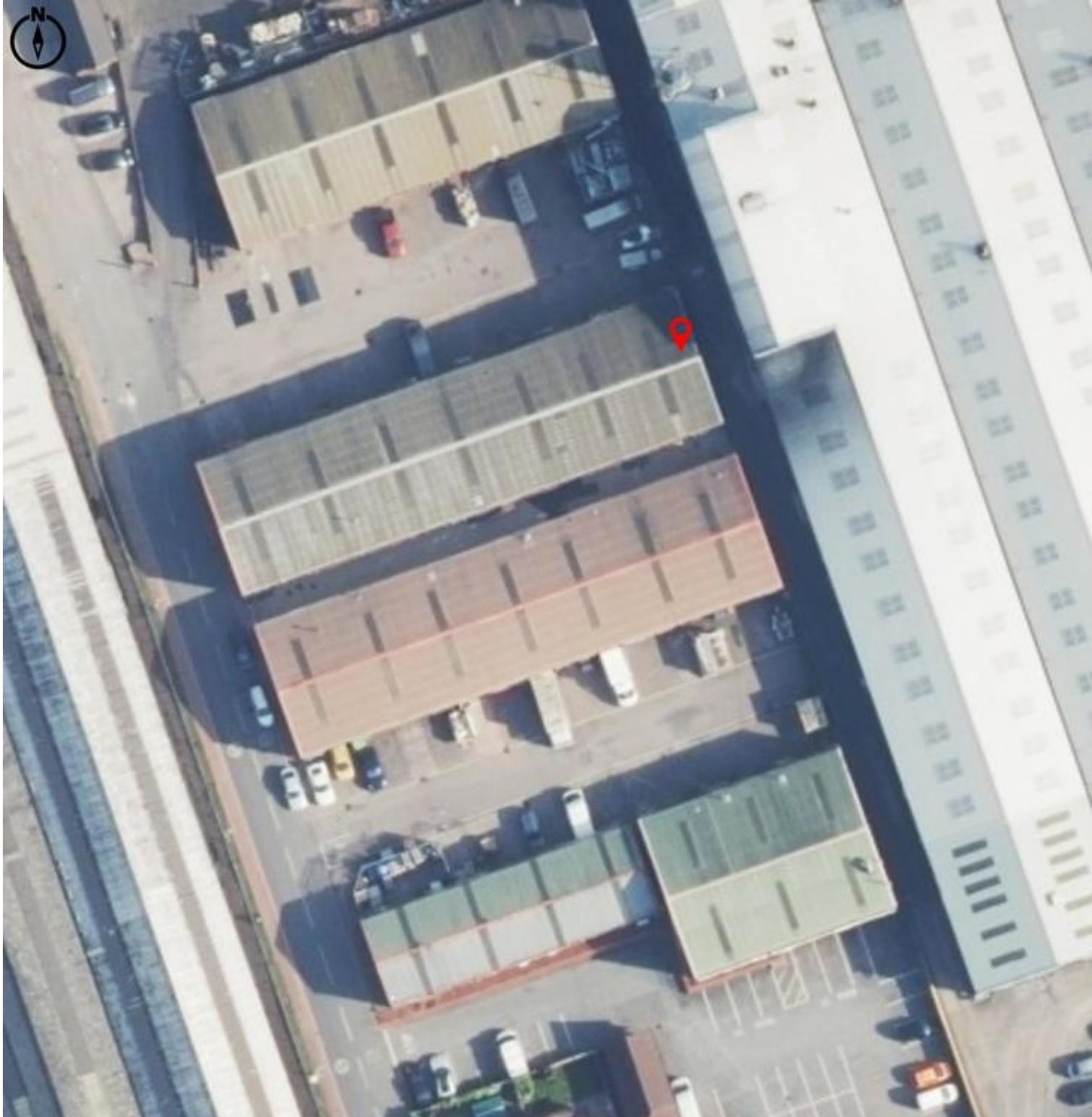
Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1538
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk



George Tigranyan
DDI: 0121 362 1532
Mob: 07510 080210
E: george.tigranyan@burleybrowne.co.uk



0121 321 3441



www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.