



McNAUGHTON ASSOCIATES

SURVEYORS & PROPERTY CONSULTANTS

INDUSTRIAL UNITS TO LET

Unit 2 and 3 Vulcan Industrial Estate Leamore Lane
Walsall WS2 7BZ

25,115 sq ft plus Yard and Parking



0121 604 6900

LOCATION

The units are on Vulcan Industrial Estate on Leamore Lane, opposite KFC near the junction with Green Lane the A34. To the front of the estate is Bloxwich Fencing. Access to the units is on a private gated road.

DESCRIPTION

The units, yard and car parking area are protected with fencing and roller shutters to doors and windows.

UNIT 2 and UNIT 3

Steel portal frame with steel profile roof with translucent roof lights.

Brickwork to all elevation with cladding above.

Unit 2 Eaves height 5.40m

Unit 3 Eaves height 5.60m

Electrical operated roller shutter loading doors.

Independent Ground and first floor offices.

Electrically operated security shutters to doors and windows.

FLOOR AREAS

The gross internal floor area of each unit

Unit 2

Warehouse 12,205 sq ft

Offices 3,484 sq ft

Total 15,689 sq ft

Unit 3

Warehouse 8,100 sq ft

Offices 1,326 sq ft

Total 9,426 sq ft

Total gross internal area is 25,115 sq ft

LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rental of £188,500pa plus VAT.

A three month rent deposit will be held by the landlord during the term.

LEGAL COSTS

Each party to be responsible for their own legal fees.

REFERENCES AND ANTI MONEY LAUNDERING

The landlord will apply for financial references in respect of the proposed tenant. The tenant will be required to provide proof of identity and address.

BUSENISS RATES

The ratable value from April 2023 is £85,000. Interested parties must make their own enquiries to the Valuation Office. See www.tax.service.gov.uk

EPC

The property is rated C.

SERVICE CHARGE

A variable service charge will be levied by the Landlord. The tenant will also be responsible for a proportion of the insurance costs which is additional to the service charge.

VIEWING

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Date: March 2024

SUBJECT TO CONTRACT**MISDESCRIPTIONS ACT:**

McNaughton Associates for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of McNaughton Associates has any authority to make or give any representation or warranty whatsoever in relation to this property.

FIXTURES, FITTINGS AND SERVICES

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

TENURE

McNaughton Associates have not inspected any title documentation and intending purchasers or tenants should verify information through their legal advisor.

ENVIRONMENTAL/ASBESTOS

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.







Leamore Ln

Bloxwich Fencing

Jordy Garage

Bloxwich

Active Industries

Birchills House Industrial Estate
Temporarily closed

A34

Green Ln

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