

INDUSTRIAL UNIT



Unit A Queen Street, Darlaston, Wednesbury, WS10 8JF

- Detached Business Unit
- Total Area Approximately 10,613 sq ft (986 sq m)
- Minimum Eaves Height 5m
- Allocated Car Parking
- EPC Rating C-65



Printcode: 20260114

Unit A Queen Street Darlaston, Wednesbury

LOCATION

The property is located just off the Black Country Route (A454) which in turn connects to junction 10 of the M6 motorway, approximately 1 mile distant. Queen Street is a mixed use area incorporating both residential, office and industrial uses.

DESCRIPTION

The property, which is located to the north of Queen Street, is situated adjacent to the entrance which leads to a shared servicing yard. The unit, which was constructed in 2001, is of steel portal frame construction with brick and plastic coated profile steel cladding with a minimum eaves height of approximately 5m.

Internally the accommodation provides warehouse and office space together with wc and kitchen facilities.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Warehouse	6,889 sq ft	640 sq m
Offices	1,862 sq ft	173 sq m

First Floor

Mezzanine	1,862 sq ft	173 sq m
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TOTAL	10,613 sq ft	986 sq m
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Outside

Allocated car parking spaces.

RENT

£70,000 pax plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

A new 6 year FRI lease, subject to a rent review at the expiration of the third year of the term.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2476/ELH

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE

£60,500 from 01.04.2026 - VOA.

RATES PAYABLE

£30,734.00 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-65.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and for the current year this is estimated to be £0.50p per sq ft plus VAT.

LEGAL COSTS

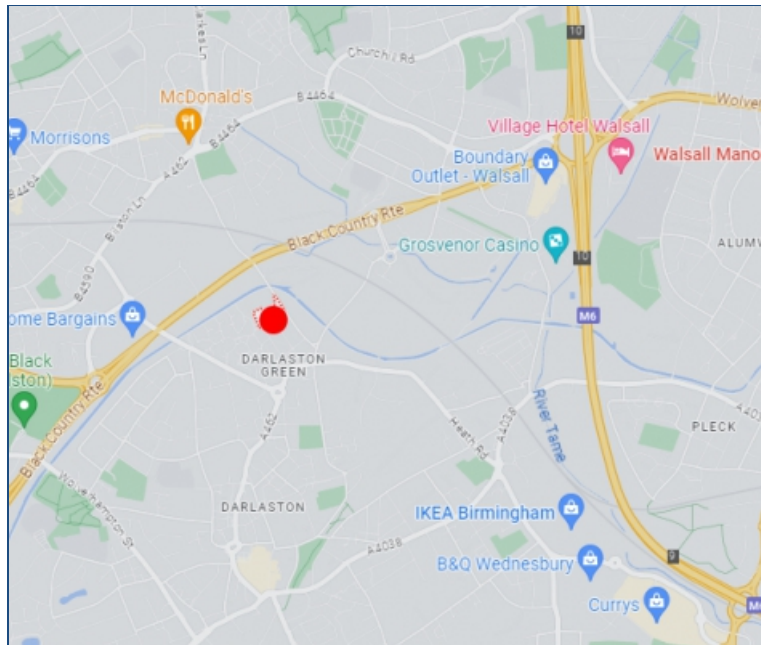
Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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