

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

**25,115 sq ft plus
yard and parking on
a site of 1.1 acres**

📍 **UNIT 2 AND 3 VULCAN INDUSTRIAL ESTATE, LEAMORE LANE,
WALSALL, WS2 7BZ**



Large fenced concrete yard area
with electric gate access.

5.4m minimum working height.

Sophisticated CCTV system
(not tested).

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LOCATION

The units are on Vulcan Industrial Estate on Leamore Lane, opposite KFC near the junction with Green Lane the A34. Access to the units is on a private gated road. Junction 9 of the M6 is within 2 miles.

DESCRIPTION

The units are constructed with part brick/part block elevations which are overclad and sit beneath a pitched lined roof incorporating translucent roof lights. Both units are constructed of steel portal frame construction and provide an approximate minimum working height ranging from 4.5m to 6.2m. The access doors are electrically operated.

The two storey offices have been configured to provide a mix of open plan and private office areas consisting of carpeted floorings, suspended ceilings with inset fluorescent strip lighting and comfort cooling (not tested). Security shutters cover the ground and first floor windows. The buildings are Alarmed and with extensive CCTV.

Externally the site is serviced by a concrete yard area which is fenced with palisade fencing around the boundary line and enclosed with an electric gated entry point.

Opposite the subject units is a car parking area which is again fenced with gated access and lit with external lighting.

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

The site is in the region of 1.10 Acres .

ACCOMMODATION

The gross internal floor area of each unit

Unit 2	sq ft
Warehouse	12,205
Offices	3,484
Total	15,689

Unit 3	sq ft
Warehouse	8,100
Offices	1,326
Total	9,426

Total gross internal area is 25,115 sq ft

SERVICES

Interested parties are advised to check this position with their advisor/contractors.

RENTAL

£188,500 per annum exclusive.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed .

SERVICE CHARGE

A 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 .

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

PLANNING

Interested parties are advised to make their own enquiries with Walsall Council on 01922 652452

RATES

The Valuation Office Agency website have the following assessments listed:

Ratable Value : £85,000.00

Rates Payable: £46,155.00

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

EPC

An EPC has been commissioned and the units have been awarded Grade C.

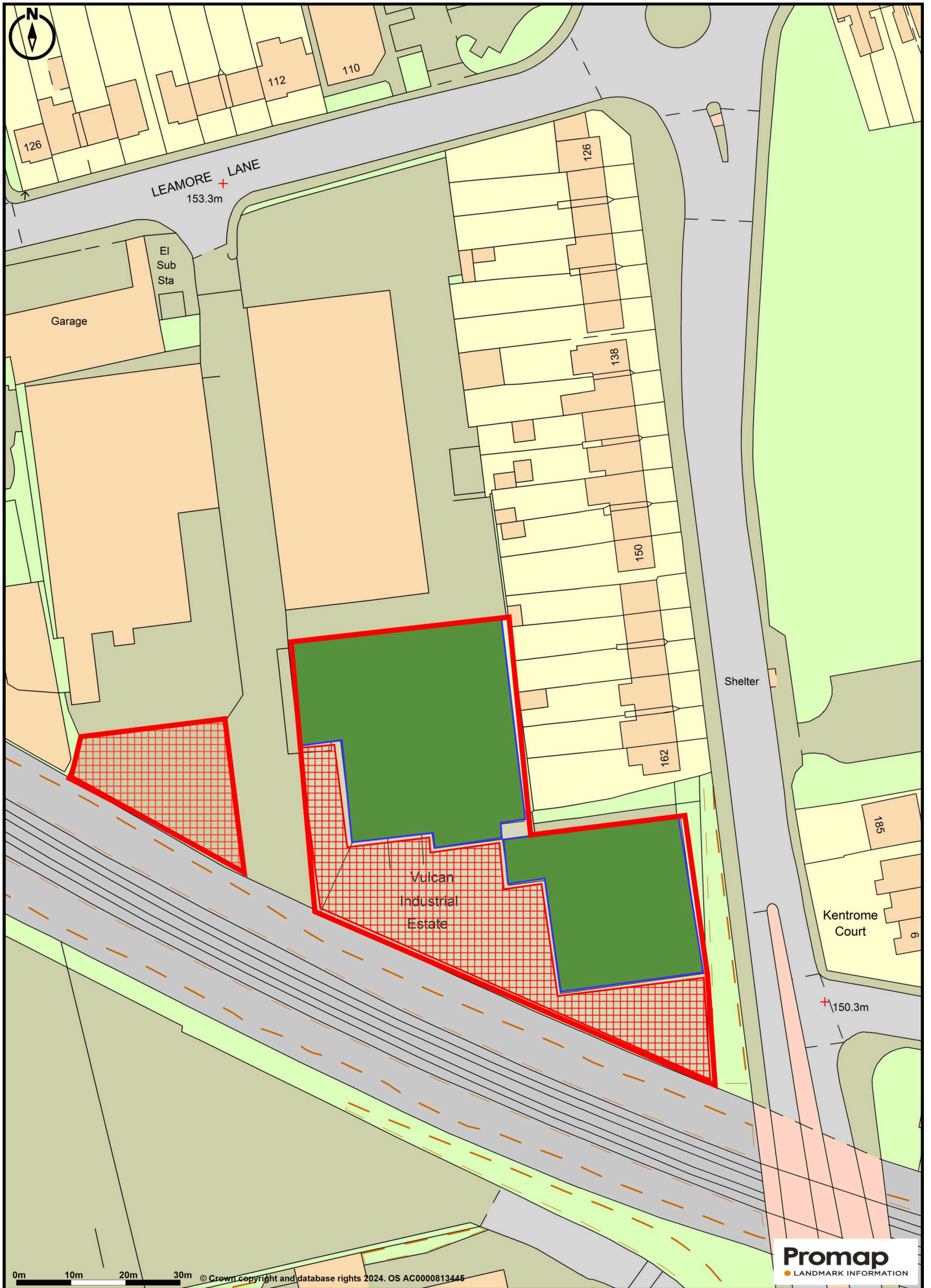
WEBSITE

Photography and further information is available at bulleys.co.uk/vulcan

VIEWING

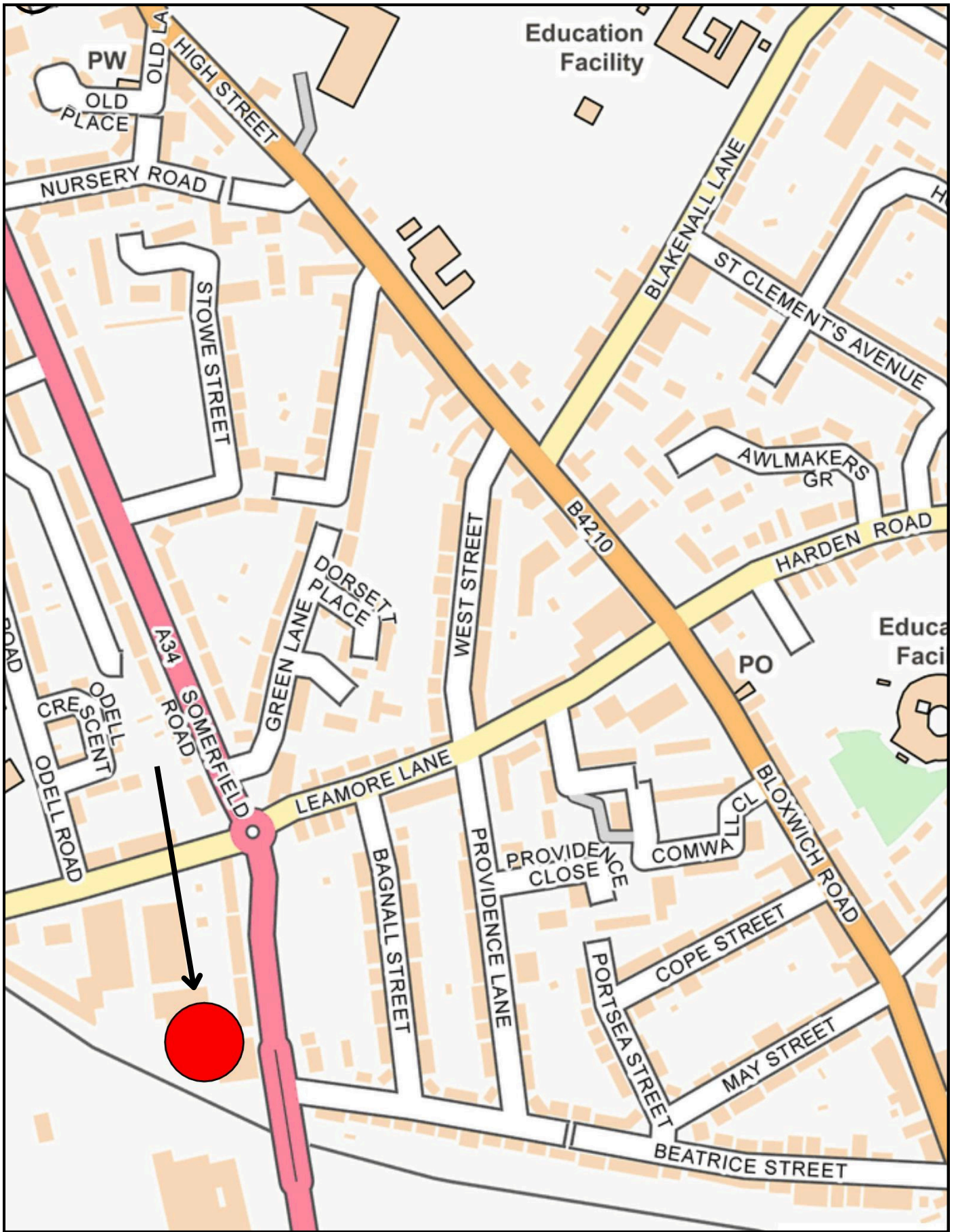
Strictly by prior appointment with the agent Bulleys at their Oldbury office on 0121 544 2121 or with the Joint Agent, McNaughton Associates.

Details prepared 06/24



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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