

UNIT A, 59 BRIDGE STREET, WEDNESBURY, WEST MIDLANDS,
WS10 0AH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMODATION

4,400 sq.ft/408.76 sq.m

- Off street loading/car parking (4 spaces)
- Electrically operated, roller shutter door access
- Floor mounted gas fired blow heated
- Circa, 1.5 miles from junction 9 of the M6 motorway
- Circa, 3.5 miles from junction 1 of the M5 motorway
- Within close proximity to the "Black Country Spine Route"



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject unit is accessed via Bridge Street (A4196), situated within close proximity to the island intersection with Potters Lane/Holloway Bank.

Excellent communicational links.

Junction 1 of the M5 motorway is located approximately 3.5 miles south-east and junction 9 of the M6 motorway, circa 1.5 miles north-east.

Ease of access to the "Black Country Spine Route".

DESCRIPTION

The subject premises comprise ground floor, industrial/warehouse accommodation.

Benefits include:

- Floor mounted gas fired blow heater
- Florescent strip lighting
- Substantial, electrically operated roller shutter door access
- Reception/office
- Off street loading
- Off street car parking – 4 spaces

ACCOMMODATION

4,400 sq.ft/408.76 sq.m

TERM

The property is available on the basis of a 5 year, internal repairing and insuring lease.

ASKING RENTAL LEVEL

£24,000 per annum exclusive

RENTAL PAYMENTS

Quarterly in advance

VAT

VAT is not applicable

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, gas, water and foul drainage

BUSINESS RATES

Rateable value **£7,000**

Rates payable **£3,493**

It is important to note that small business rates relief may apply

ANNUAL INSURANCE PREMIUM

Circa £750

OCCUPATION

Immediate occupation is available on completion of all legal formalities

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

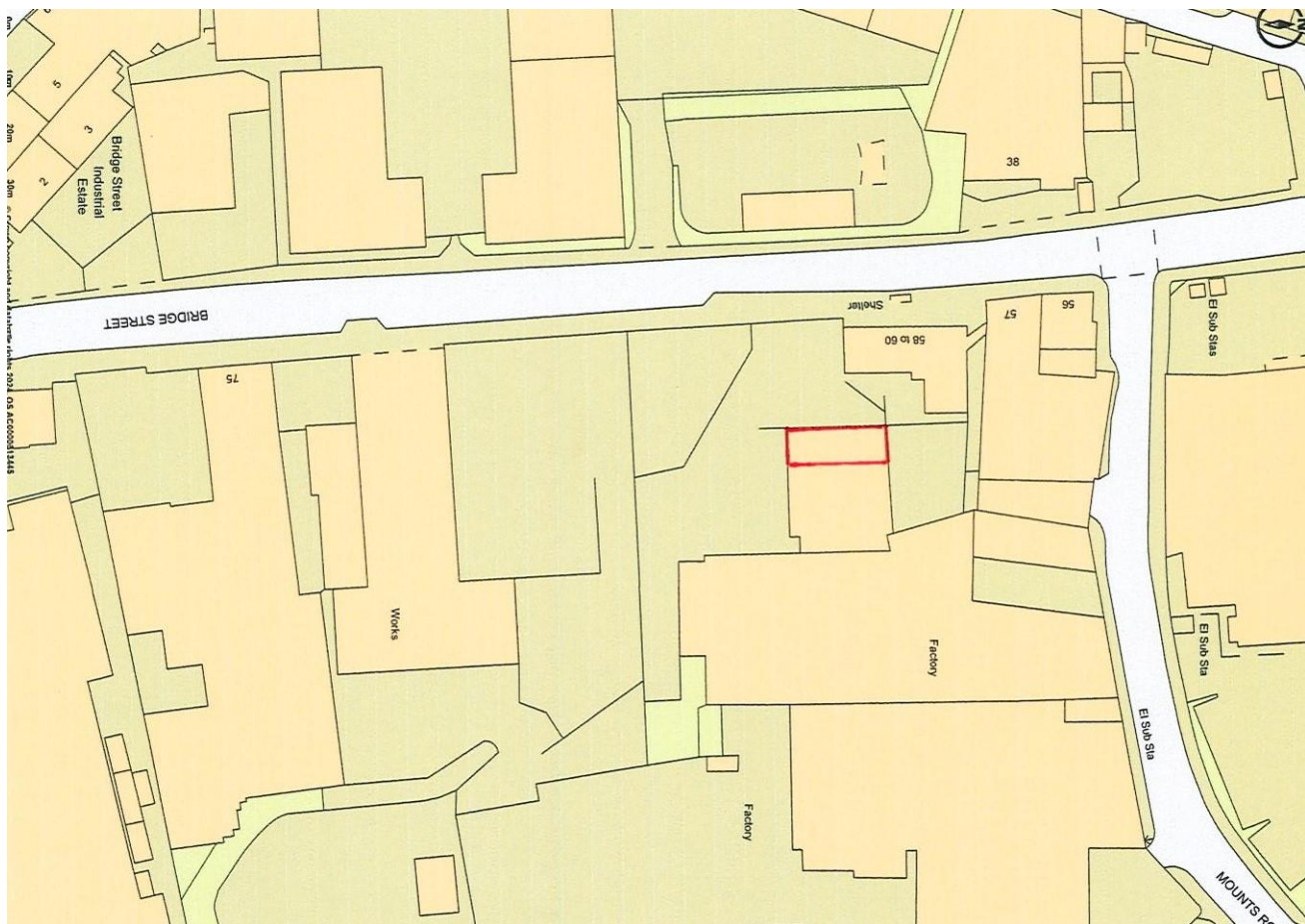
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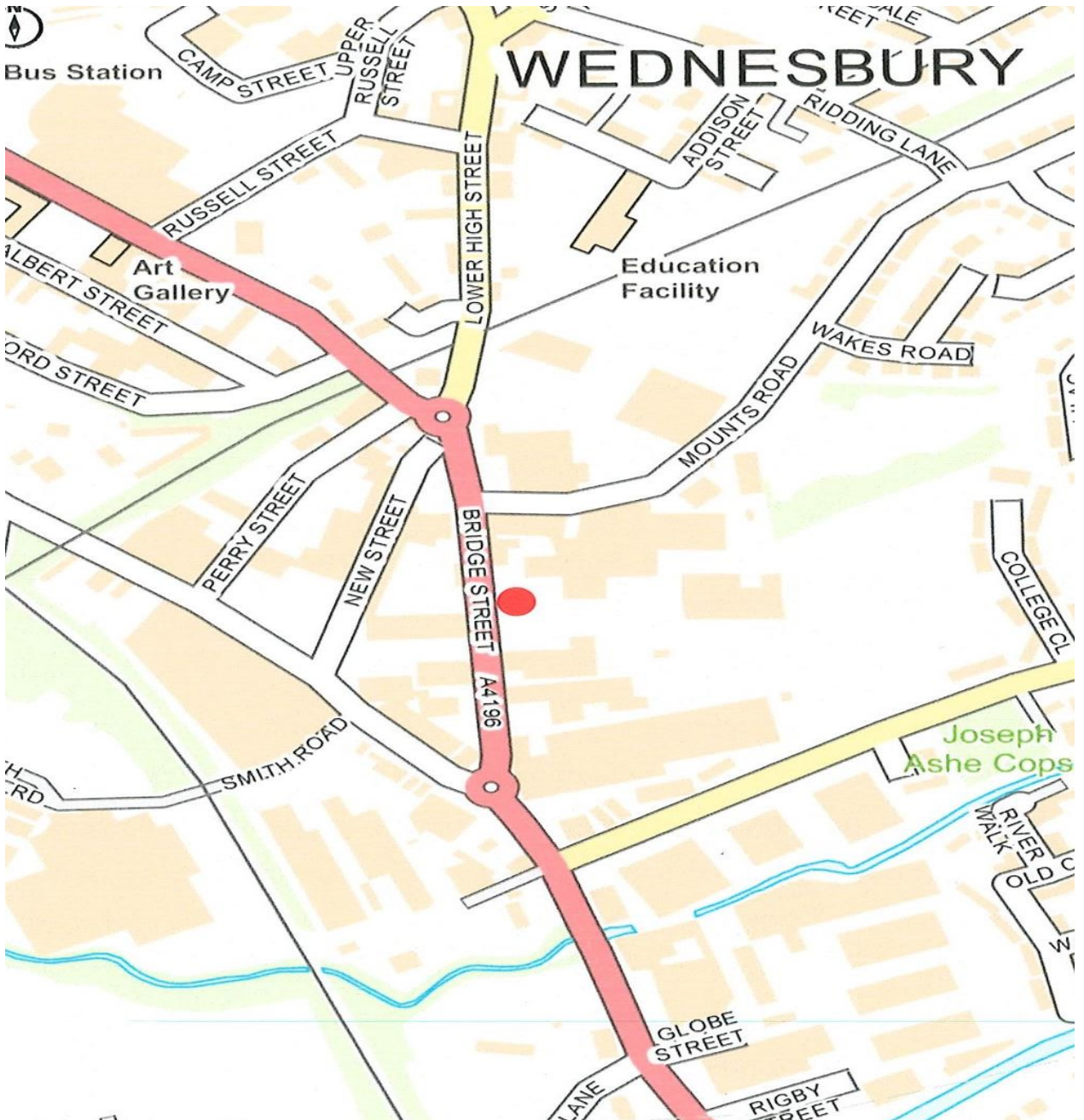
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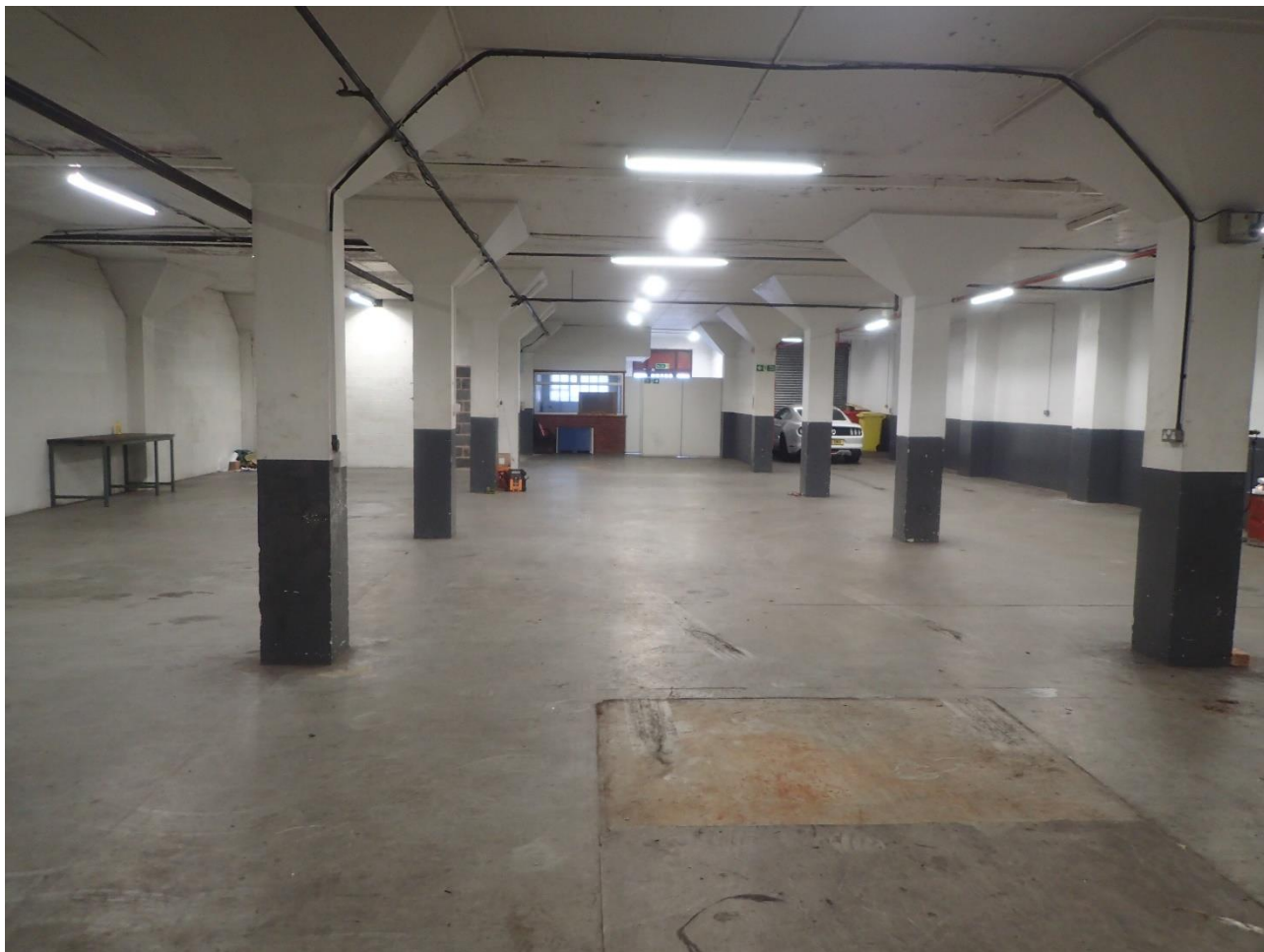
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.