YARD 1, 59 BRIDGE STREET, WEDNESBURY, WEST MIDLANDS, WS10 0AH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMODATION

4,600 sq.ft/427.35 sq.m

- 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”
- Direct frontage onto Bridge Street (A4196) – main arterial route – considerable traffic flow
- Secure boundary fencing/gated
- Fully surfaced

Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject site enjoys direct frontage onto Bridge Street (A4196) – main arterial route – considerable traffic flow.

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

Secure, level, surfaced site.

Double gate entrance.

Extensive frontage onto Bridge Street.

SITE AREA

4,600 sq.ft/427.35 sq.m

TENURE

The property is available on the basis of a 5-year lease agreement.

ASKING RENTAL LEVEL

Available upon application

RENTAL PAYMENTS

Quarterly in advance

VAT

VAT is not applicable

MAINS SUPPLIES

The site has the advantage of mains electricity.

USE

We are of the opinion that the site could be utilised on the basis of a variety of uses, including car sales.

Any interested parties should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

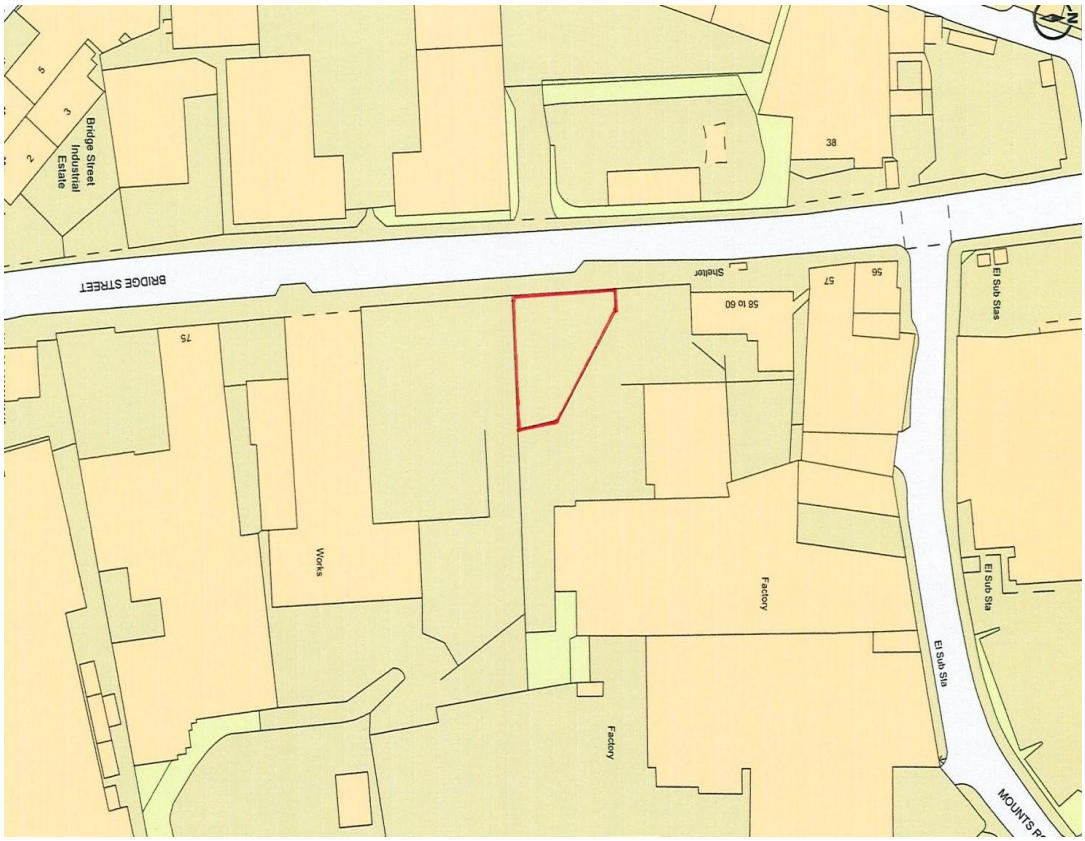
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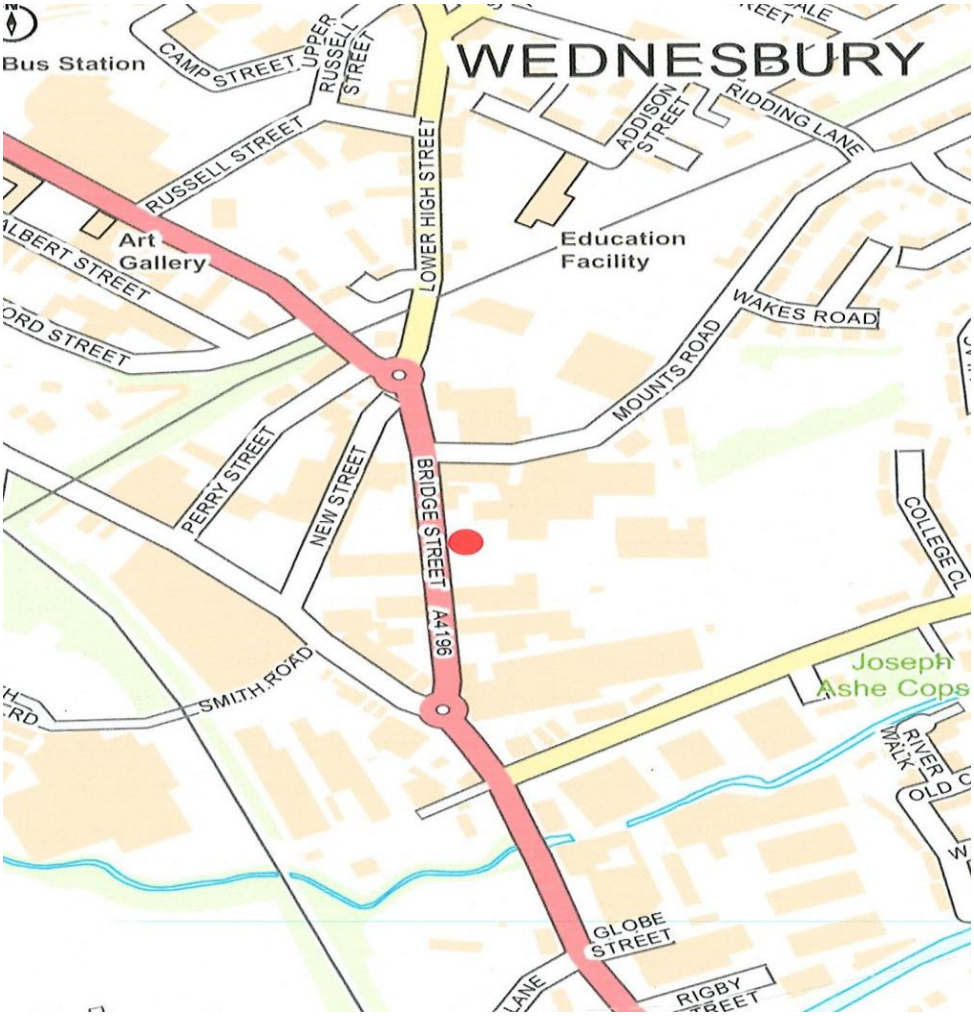
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NOTICE

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.

Stephens McBride