

# FORMER F.H. TOMKINS BUCKLE CO. BROCKHURST CRESCENT, WALSALL, WS5 4QG



## TO LET

### INDUSTRIAL/WAREHOUSE ACCOMMODATION

**32,850 sq.ft/3,051.84 sq.m**

- Circa 1.5 miles from Junction 9 of M6 Motorway.
- Forecourt, off-street loading/car parking.
- Roller shutter door access.
- Substantial, 3 phase electrical supply.
- Gas fired blow heaters.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys an extensive frontage onto Brockhurst Crescent.

Immediate surrounding areas are established and extremely popular, industrial/warehouse/ distribution locations.

The area benefits from excellent communicational links.

Junction 9 of the M6 motorway is situated approximately 1.5 miles due west.

Junction 9 adjoins the main intersection of the M5 and M6 motorways (Rayhall Interchange).

## DESCRIPTION

The subject premises provides industrial/warehouse accommodation, including ancillary offices.

Benefits include;

- Roller shutter door access.
- Forecourt, off-street loading/car parking.
- Gas fired blow heaters.

## ACCOMMODATION

**32,850 sq.ft/3,051.84 sq.m**

## TENURE

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

## ASKING RENTAL LEVEL

**£65,700 per annum** exclusive (circa **£2 per sq.ft/£21.53 per sq.m**), payable quarterly in advance.

## MAINS SUPPLIES

The property has the advantage of primary metered mains gas, electricity (substantial – 3 phase), water and drainage.

## VAT

VAT is not applicable.

## BUSINESS RATES/RATEABLE VALUE

Rateable Value: **£56,000.**

Rates Payable, circa; **£28,670**

## PERMITTED USE

We are of the opinion that the subject premises can be utilised on the basis of Use Class E (light industrial), B2 (General industrial) or B8 (warehouse/distribution).

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

## OCCUPATION

Immediate occupation is available upon completion of legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## VIEWING

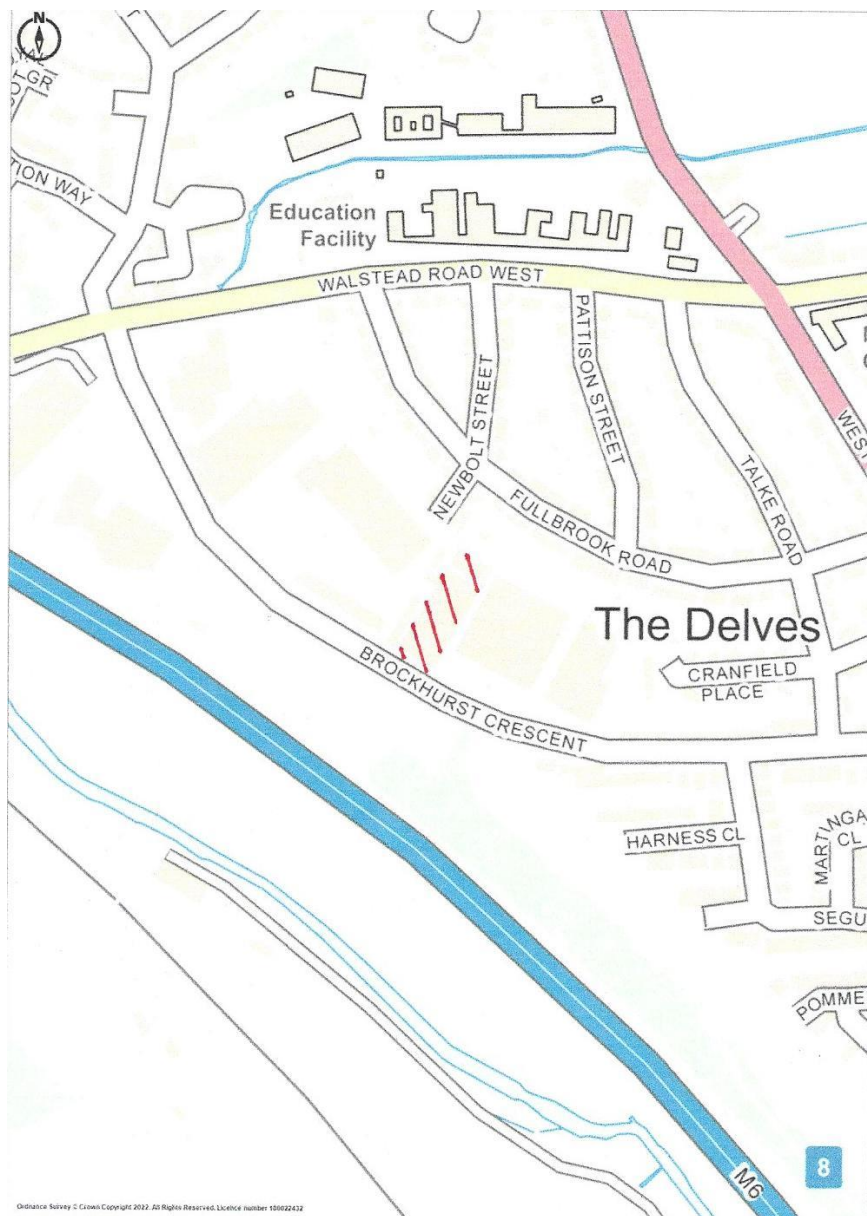
Robert Taylor BSc MRICS T: 0121 706 7766 or Ollie Beard T: 0121 706 7766.

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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.