

UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL, WS1 2JP



TO LET

GROUND FLOOR, RELATIVELY
MODERN, PORTAL FRAMED
INDUSTRIAL/WAREHOUSE ACCOM

3,220 sq.ft/299.14 sq.m

- Within close proximity to Walsall Town Centre
- Within close proximity to junctions 7, 9 & 10 of the M6 motorway
- 3, allocated off street car parking spaces
- Substantial, electrically operated "up & over" door
- Communal/secure/gated, off street loading facility
- Excellent natural light
- Apex height circa, 17 ft/5.18 m



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL, WS1 2JP

LOCATION

Eldonwood Business Park, which totals 8 units, is accessed via Eldon Street, on the outskirts of Walsall Town Centre.

Excellent communicational links. Ease of access to junctions 7, 9 & 10 of the M6 motorway.

Junctions 7 & 9 are within close proximity to the main intersection of the main M5 & M6 motorways (Ray Hall Interchange).

Birmingham City Centre is located approximately 8 miles south east.

DESCRIPTION

The subject premises provides ground floor, mid terraced, industrial/warehouse accommodation.

Advantages include:

- Substantial, electrically operated "up & over" door
- Portal framed
- Excellent natural light
- Apex height circa, 17 ft/5.18 m
- The forecourt, provides off street parking for 3 vehicles and off street loading
- Communal/secure/gated/unadopted service road/loading facility
- Extensive tube lighting

ACCOMMODATION

3,220 sq.ft/299.14 sq.m

LANDLORD'S WORKS

Prior to a tenant undertaking occupation, it is the landlord's intention to paint all internal elevations.

MAINS SUPPLIES

Primary metered mains electricity (3 phase - 100 amp), gas, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

TERM

The property is available on the basis of either, a 3 or 5 year FRI lease.

ASKING RENTAL LEVEL

£19,350 pax

Payable quarterly in advance, by standing order.

SERVICE CHARGE

Annual service charge circa, **£390**

ANNUAL INSURANCE PREMIUM

Circa, **£620**

BUSINESS RATES

(April 2026)

Rateable Value - **£26,500**

Rates payable circa, **£13,000 pa**

VAT

VAT is not applicable

USE

All uses will be considered, with the exception of car repairs, car breaking, storage of car parts or any form of recycling.

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.

Viewing & Further Information;

Robert Taylor BSc MRICS

T: 07831 627 117

E: robert@smbsurveyors.com

Oliver Beard

T: 07754 619 934

E: ollie@smbsurveyors.com

SMB
Stephens McBride

UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL,
WS1 2JP



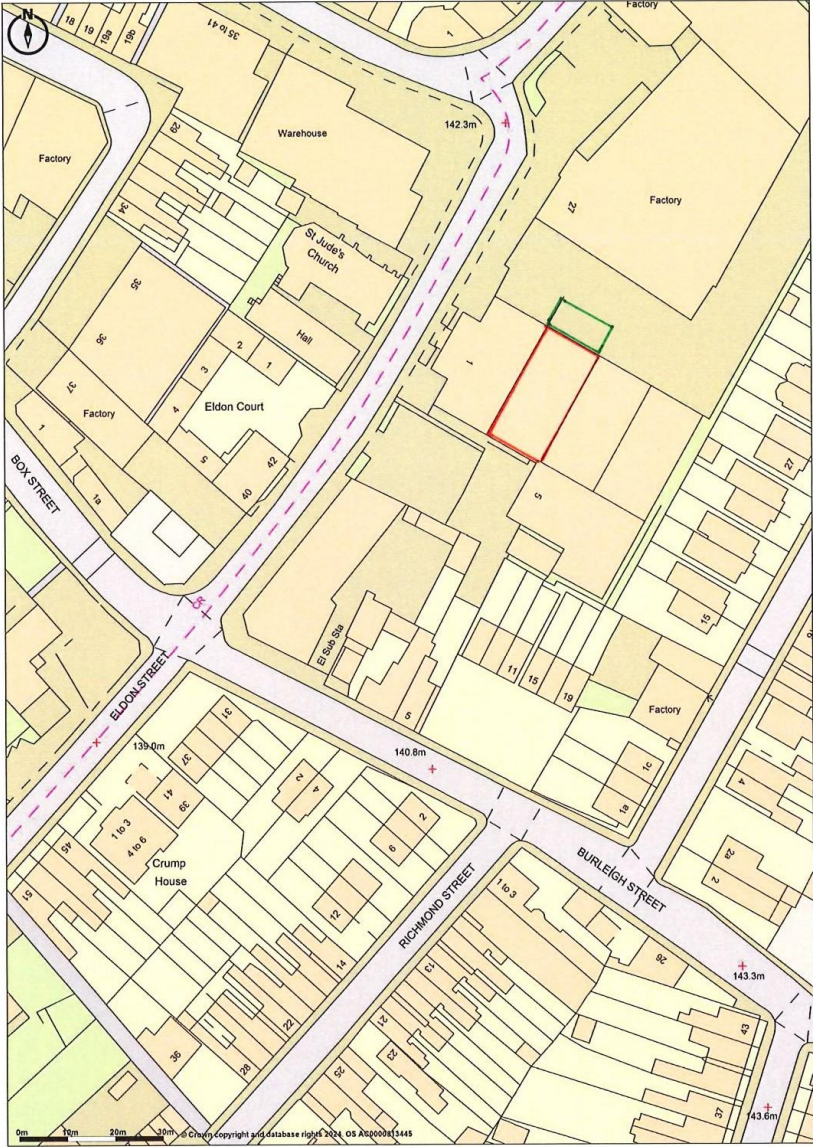
UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL,
WS1 2JP



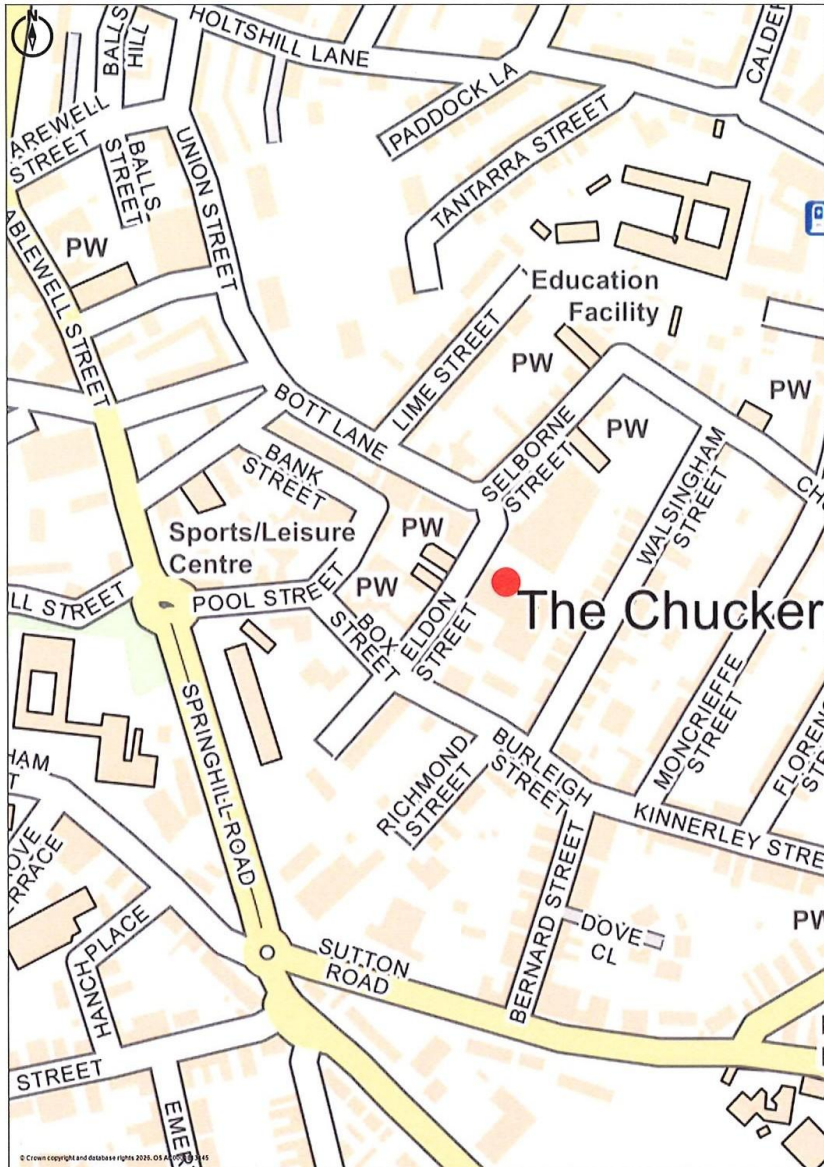
UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL,
WS1 2JP



UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL,
WS1 2JP



UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL,
WS1 2JP



UNIT 2, ELDONWOOD BUSINESS PARK, ELDON STREET, WALSALL, WS1 2JP

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.