

UNIT 5, ELDONWOOD BUSINESS PARK, ELDON STREET,  
WALSALL, WS1 2JP



## TO LET

GROUND FLOOR  
PORTAL FRAMED  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**5,200 sq.ft/483.09 sq.m**

- Secure/enclosed/surfaced, off-street loading/car parking/yard facility.
- Electrically operated "up and over" door.
- Apex height circa, 20ft/6.09m.
- Gas fired central heating.
- Within close proximity to Walsall Town Centre.
- Within close proximity to Junctions 7 & 9 of the M6 motorway.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises, accessed via Eldon Street, forming part of Eldonwood Business Park, is located on the outskirts of Walsall Town Centre.

Ease of access to the National Motorway Network.

Junction 9 of the M6 motorway is located approximately 2 miles south west and Junction 7, circa 2.75 miles south east.

Both junctions are within close proximity to the main intersection of the M5 & M6 motorways (Rayhall Interchange).

## DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, industrial/warehouse accommodation.

Advantages include;

- Excellent natural light.
- Accessed via an electrically operated, "up and over" door (width **11ft/3.35m** – height **12ft/3.66m**).
- Secure/gated/fenced, off-street loading/car parking facility (hatched green).
- Security shutters to all ground floor windows and doors.

## ACCOMMODATION

**5,200 sq.ft/483.09 sq.m.**

## TERM

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

## ASKING RENTAL LEVEL

**£32,000 per annum** exclusive.

## **For More Information Contact:**

Robert Taylor BSc MRICS or Oliver Beard

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## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable Value: **£31,000**

Rates Payable circa: **£15,000**

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply (100amp), gas, water and drainage.

## 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

Two forms of ID will be required from any ingoing tenant.

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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.