

# UNIT 1, GOSCOTE INDUSTRIAL ESTATE, SLACKY LANE, WALSALL, WS3 1LX



## TO LET

### GROUND FLOOR INDUSTRIAL/WAREHOUSE FACILITY

**2,200 sq.ft/204.38 sq.m**

- Subject to an ongoing/comprehensive refurbishment programmed
- Excellent off street loading/car parking
- Open span
- Roller shutter door access
- Prominent corner position
- Circa, 2 miles north of Walsall Town Centre
- Circa, 3 miles from Junction 10 of the M6 motorway/commencement of The Black Country Spine Route



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## LOCATION

Goscote Industrial Estate occupies a prominent corner position, situated at the intersection of Goscote Lane and Slacky Lane.

Walsall Town Centre is located approximately 2 miles due south.

Access to the national motorway network is provided by Junction 10 of the M6 motorway – circa, 3 miles south-west.

Junction 10 is the location of the commencement of The Black Country Spine Route (A454 – dual carriageway link with Junction 1 of the M5 motorway)

## DESCRIPTION

Unit 1 provides ground floor, end of terrace (corner position), open span, industrial/warehouse accommodation.

Benefits include:

- Roller shutter door access
- Excellent off street loading/car parking
- Florescent strip lighting
- Excellent natural light
- Male & Female toilet facilities
- Kitchenette
- Subject to an extensive/current refurbishment programme

## ACCOMODATION

**2,200 sq.ft/204.38 sq.m**

## TENURE

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

## ASKING RENTAL LEVEL

**£16,000 pax**

Payable quarterly in advance

## VAT

VAT is not applicable

## MAINS SUPPLIES

The property has the advantage of a 3-phase electrical supply, gas, water & drainage.

## BUSINESS RATES

(April 2023)

Rateable value **£12,500**

Rates Payable circa, **£6,125 pa**

**It is important to note, Small Business Rates Relief may apply**

## SERVICE CHARGE

Circa, **£350 pa**

## ANNUAL INSURANCE PREMIUM

Circa, **£500**

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## PERMITTED USE

It is important to note vehicle repairs/braking/car part storage will not be considered.

## LANDLORDS ONGOING WORKS

- Replacement of all translucent light panels.
- Refurbishment of existing kitchen & toilet facilities
- Painting & sealing the concrete floor structure.

## 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 incoming tenant.

## Viewing & Further Information;

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**SMB**  
Stephens McBride

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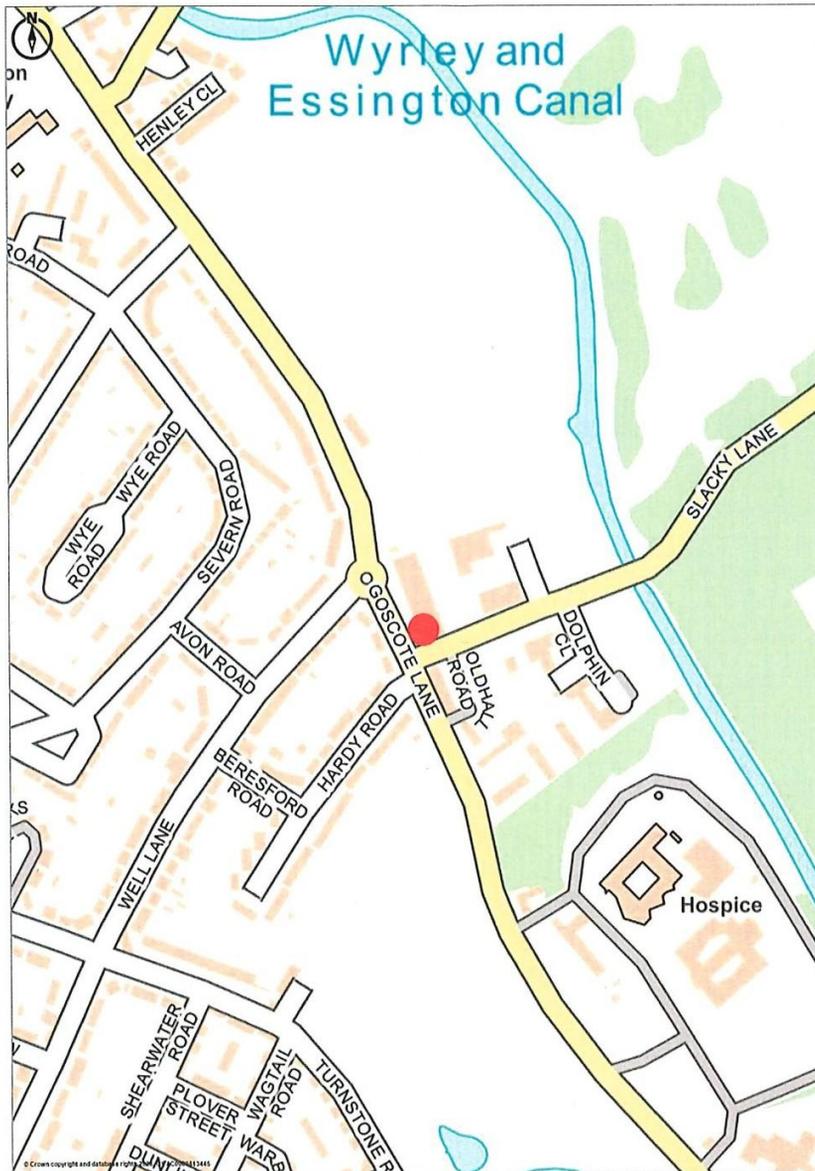
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UNIT 1, GOSCOTE INDUSTRIAL ESTATE, SLACKY LANE, WALSTALL,  
WS3 1LX



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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.