

UNIT 3, GOSCOTE INDUSTRIAL ESTATE, SLACKY LANE, WALSALL, WS3 1LX



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE FACILITY

2,150 sq.ft/199.74 sq.m

- Excellent off-street loading/car parking.
- Open span
- Concertina door access
- The estate occupies a 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.



Stephens McBride Chartered Surveyors & Estate Agents
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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 3 provides ground floor, mid-terraced, open span industrial/warehouse accommodation.

Benefits include:

- Concertina door access.
- Excellent off-street loading/car parking.
- Excellent natural light.
- Fluorescent strip lighting.
- Male and female toilet facilities.
- Kitchenette.

ACCOMMODATION

2,150 sq.ft./199.74 sq.m.

TENURE

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

For More Information Contact:

Robert Taylor BSc MRICS

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RENTAL

£9,000 p.a. exclusive, payable quarterly in advance.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of all mains supplies, including three phase electricity, gas, water and drainage.

BUSINESS RATES

Rateable Value: **£9,200**

Rates Payable: **circa £4,500**

It should be noted that Small Business Rates relief may apply.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

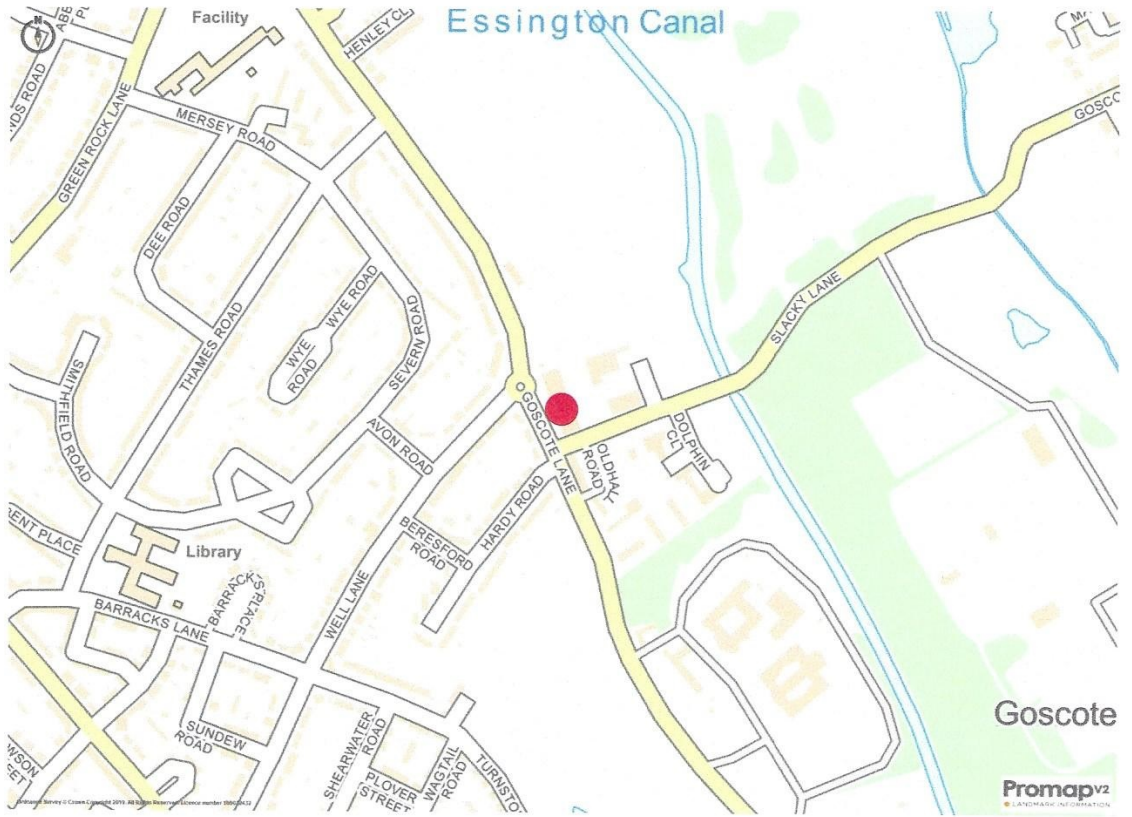
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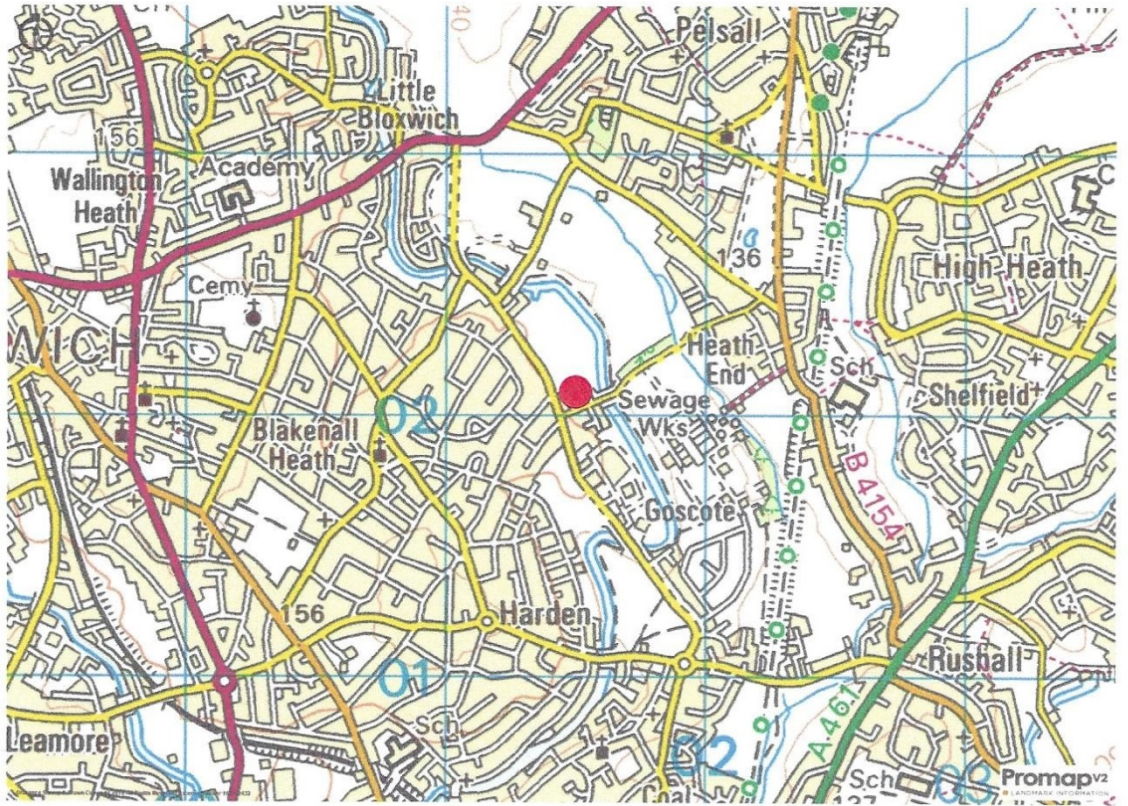
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UNIT 3, GOSCOTE INDUSTRIAL ESTATE, SLACKY LANE, WALSTALL, WS3 1LX



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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.