UNIT 4A KARING HOUSE, BRIDGEMAN STREET, WALSALL, WS2 9PG



TO LET

GROUND FLOOR, PORTAL FRAMED, INDUSTRIAL/WAREHOUSE ACCOM.

4,120 sq.ft/382.76 sq.m

- Forecourt, off street loading/car parking
- Substantial, roller shutter door access
- Relatively high bay – Apex height circa, 25 ft/7.62 m
- Prominent/direct frontage onto Bridgeman Street
- Within a short walking distance of Walsall Town Centre
- Ease of access to the national motorway network

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

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LOCATION

The subject premises enjoys direct frontage onto Bridgeman Street, situated directly opposite the intersection with Charles Street.

Walsall Town Centre is within a short walking distance.

Ease of access to the national motorway network, via either junctions 7, 9 & 10 of the M6 motorway, all of which are within close proximity to the main intersection with the M5 motorway (Ray Hall Interchange).

Premises fronting Bridgeman Street are utilised on the basis of a variety of uses, including leisure and showroom/quasi retail. Toolstation are located directly opposite.

DESCRIPTION

The subject premises provides relatively high bay, industrial/warehouse accommodation.

Advantages include:

- Apex height circa, **25 ft/7.62 m**
- Substantial, electrically operated roller shutter door access - to be installed
- Forecourt, off street loading/car parking
- Excellent natural light
- Portal framed

Sodium lighting.

Kitchen & toilet facilities will be constructed.

ACCOMMODATION

4,120 sq.ft/382.76 sq.m

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including electricity, gas, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

TERM

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

ASKING RENTAL LEVEL

£27,000 pax

Payable quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

At present, the unit does not attract a separate Business rate assessment.

Further information is available from the sole letting agents.

USE

We are of the opinion, the property is suitable to be utlised on the basis of a variety of uses, including warehouse/industrial, quasi retail, showroom and leisure.

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;

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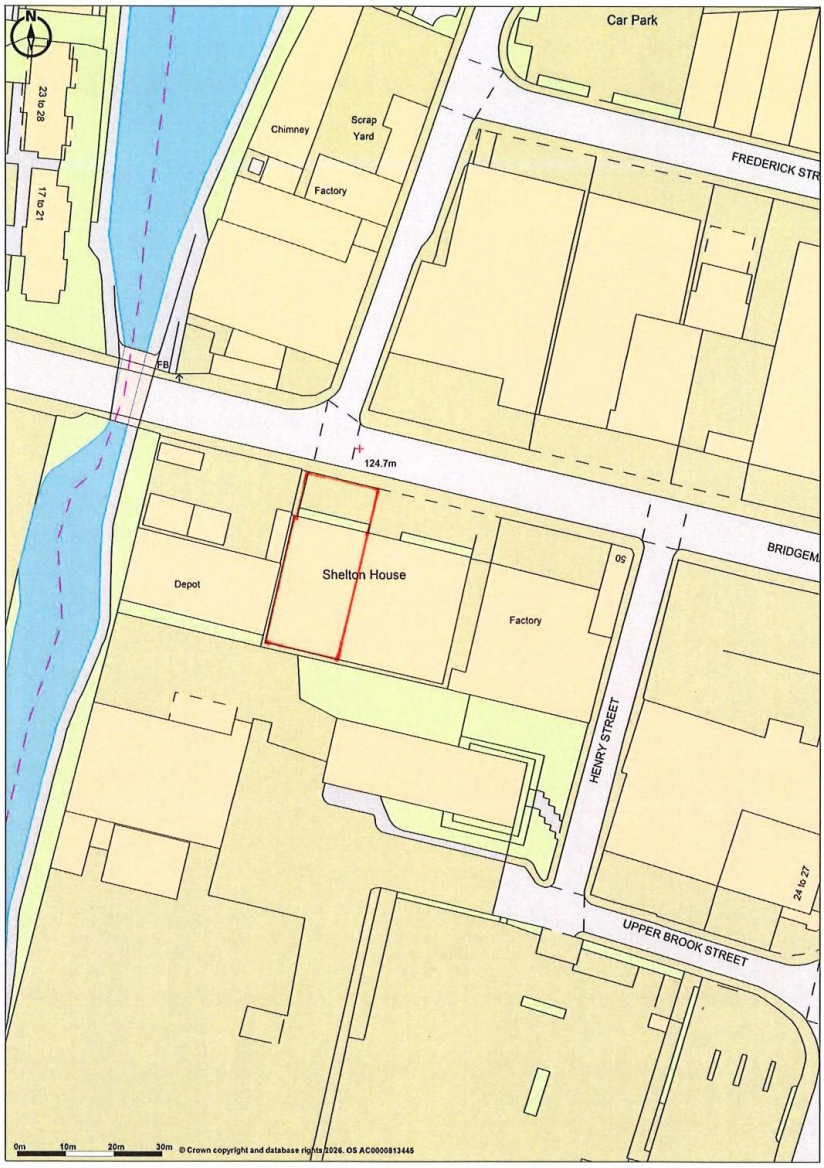
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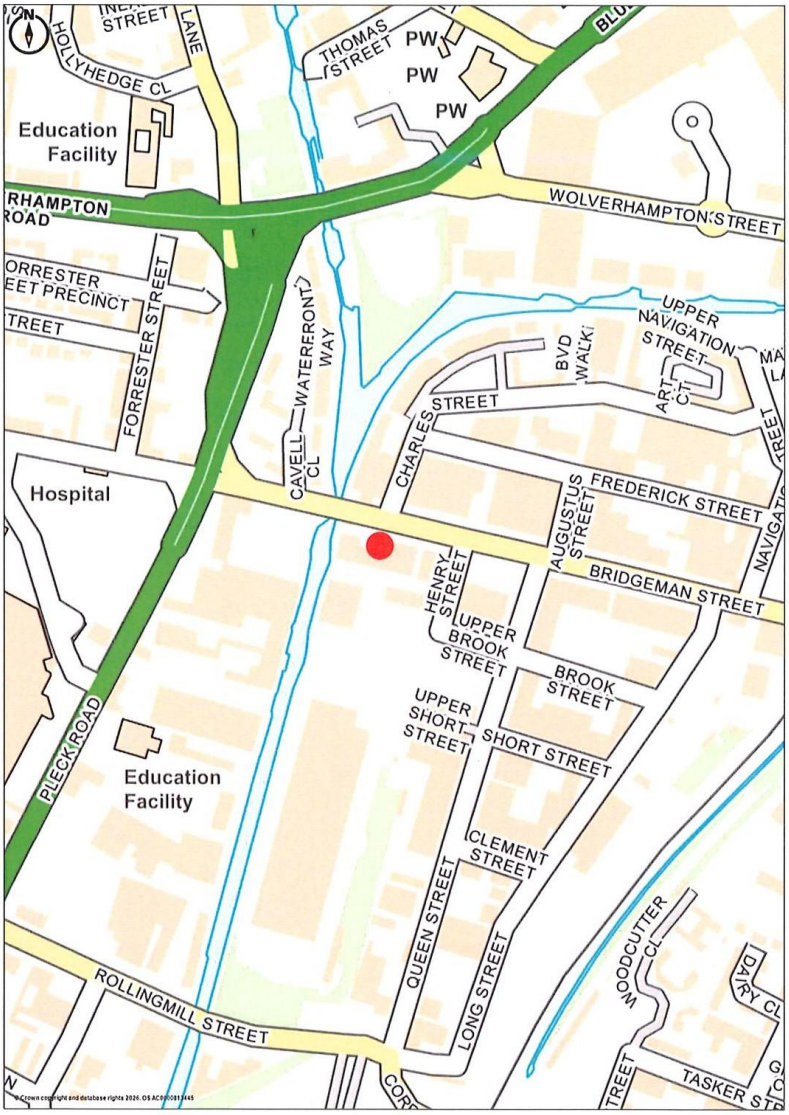


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NOTICE

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.

Stephens McBride