

LEAMORE LANE, LEAMORE, WALSALL, WEST MIDLANDS,
WS2 7NT



TO LET

GROUND FLOOR ,
PORTAL FRAMED,
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

5,040 sq.ft/468.23 sq.m

- Recently refurbished to a high standard.
- Extensive yard facility.
- Within relative close proximity to Junction 10 of the M6 Motorway/commencement of the Black Country Spine Road.
- Electrically operated roller shutter door access.
- Excellent natural light.
- Three phase, 100 amp electrical supply.



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LOCATION

The subject premises is accessed via Leamore Lane, situated within close proximity to the inter-section with Bloxwich Lane.

Junction 10 of the M6 Motorway/commencement of the Black Country Spine route (dual carriageway link between the M6 & M5 Motorways) are located approximately 1 ¼ miles due south.

Walsall Town Centre is situated approximately 2 miles south east.

DESCRIPTION

The subject premises provides portal framed, ground floor industrial/warehouse accommodation, which has recently been considerably refurbished (high standard).

Works include;

- a) Replacement of all roof claddings – double skin profiled metal sheet (insulated), incorporating translucent light panels.
- b) Installation of a new, electrically operated roller shutter door.
- c) Painting all internal elevations.
- d) Sealing and painting the floor structure.
- e) Installation of new florescent strip lighting.

Advantages include;

- a) Secure enclosed yard facility.
- b) Apex height circa 17ft/5.18 metres.
- c) Male and female toilet facilities.

ACCOMMODATION

5,040 sq.ft/468.23 sq.m.

TERM

The property is available on the basis of a 6 year FRI lease (3 year review pattern).

RENTAL

£25,000 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: £15,750

Rates Payable: Circa £7,560

RENTAL PAYMENTS

Quarterly in advance.

PLANNING

We are advised that the property can be utilised on the basis of Use Class B1 (light industrial) & B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

MAINS SUPPLIES

The property that advantage of a three phase, 100 amp electrical supply, water and drainage. No mains gas.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

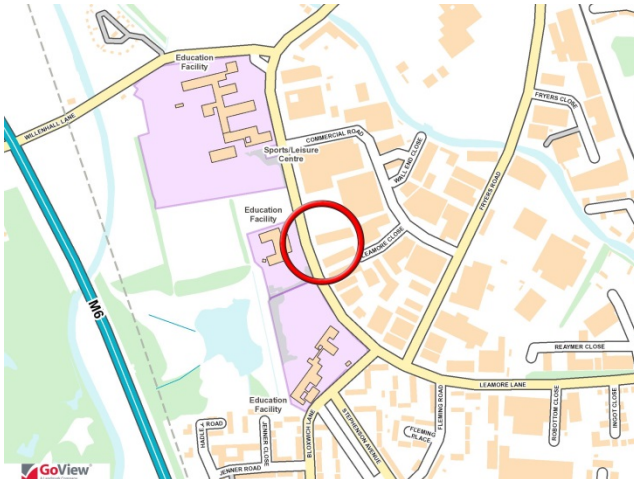
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NOTICE

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.