

UNIT B, RICHARDS STREET, DARLASTON, WEDNESBURY,
WEST MIDLANDS, WS10 8AJ



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMODATION

Unit B – **3,436 sq.ft/319.21 sq.m**

- Substantial, roller shutter door access.
- Excellent communicational links – within close proximity to the Black Country New Road.
- Circa, 2.5 miles from Junction 10 of the M6 Motorway.
- Gated/secure, off-street loading/car parking facility.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The development enjoys direct frontage onto Richards Street.

The area, adjoining the Black Country New Road, benefits from excellent communicational links.

Junction 10 of the M6 Motorway is situated approximately 2.5 miles north east.

Junction 10 is within relative close proximity to the main inter-section of the M5 & M6 Motorways (Rayhall Interchange).

DESCRIPTION

The accommodation provides open span, ground floor, industrial/warehouse facilities.

Substantial, manually operated, roller shutter door access and side pedestrian entrance.

Excellent natural light.

Sodium lighting.

Off-street loading/car parking.

ACCOMMODATION

3,436 sq.ft/319.21 sq.m

ASKING RENTAL LEVEL

£15,500 p.a.x.

TERM

Each unit is available on the basis of a 5 year, FRI lease agreement.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

MAINS SUPPLIES

3 phase electrical supply (100 amp).

ANNUAL INSURANCE PREMIUM

Occupiers will be responsible for the payment of the annual insurance premium (reinstatement).

Circa, £775 pa

BUSINESS RATES

Separate assessments, at present are not available.

Further information is available from the sole letting agents.

However, prior to the completion of any formal lease agreement, separate rateable values will be obtained.

PERMITTED USE

All uses will be considered, with the exception of car repairs and any form of re-cycling.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

For More Information Contact:

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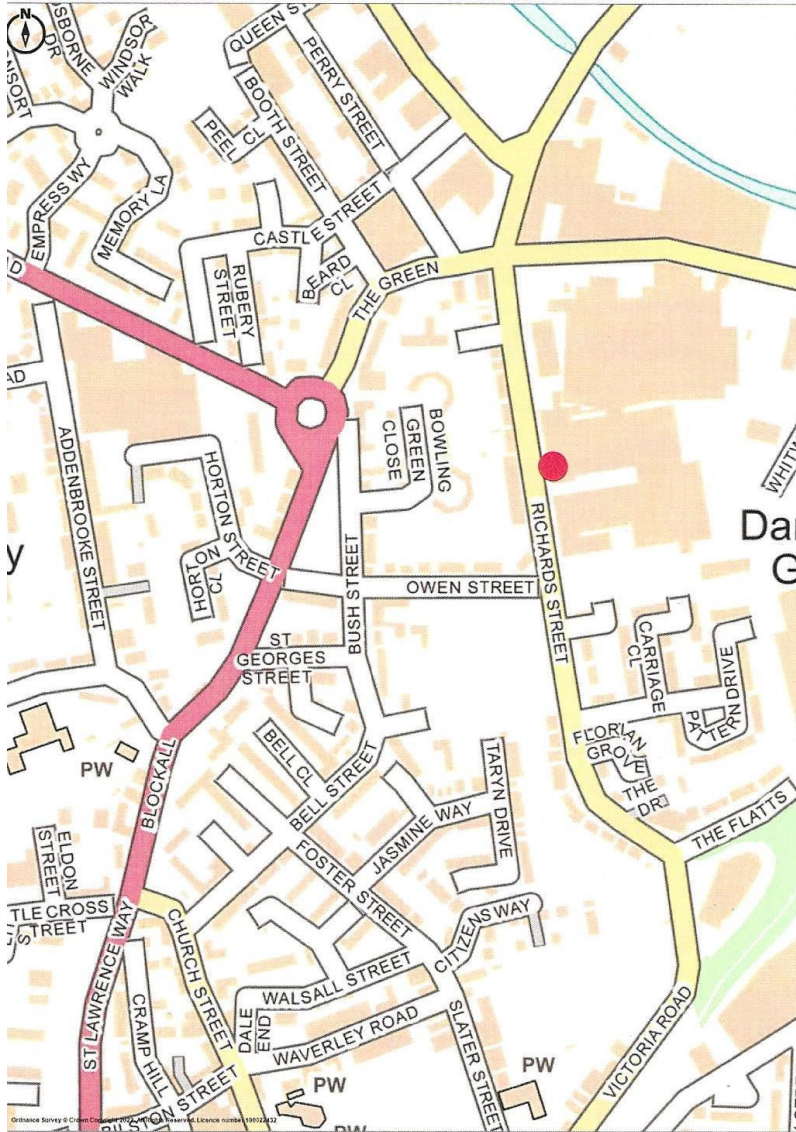
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MIDLANDS, WS10 8AJ**

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.