

# UNIT A TOWN WHARF BUSINESS PARK, BRIDGEMAN STREET, WALSALL TOWN CENTRE, WS2 9NW



## TO LET

### GROUND FLOOR PORTAL FRAMED INDUSTRIAL /WAREHOUSE /TRADE COUNTER ACCOMMODATION

**Unit A – 9,557 sq.ft/887.86 sq.m.**

**Unit C – 5,860 sq.ft/544.4 sq.m - LET**

- Subject to an extensive refurbishment programme.
- Prominent corner position – Bridgeman Street/Augustus Street..
- Each unit has the benefit of off-street loading/car parking.
- Adjoining Walsall Town Centre.
- Circa 1¼ miles from Junction 10 of the M6 Motorway.



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## LOCATION

The development occupies a prominent corner position, enjoying an extensive frontage onto Bridgeman Street, adjoining the intersection with Augustus Street.

Bridgeman Street provides direct access to the main pedestrianised retail centre.

Access to the national motorway network is provided by Junction 10 of the M6 Motorway (circa 1¼ miles due west).

Junction 10 is located within relative close proximity to the main intersection of the M5 and M6 Motorways (Rayhall Interchange).

Junction 10 is also the location of the commencement of the Black Country Spine Road (dual carriageway link between the M6 and M5 Motorways).

Walsall Town Centre is situated approximately 10 miles north west of Birmingham City Centre.

## DESCRIPTION

Both units provide open plan, portal framed, ground floor, trade counter/warehouse/industrial accommodation.

A considerable refurbishment programme is ongoing. Works undertaken/proposed include:

- (a) Replacement of all profiled claddings to elevations.
- (b) Overhaul roof structures, including the replacement of all translucent light panels.
- (c) Installation of new lighting – LED.
- (d) Installation of a new, electrically operated roller shutter door.
- (e) Paint all internal elevations.
- (f) Provision of adequate toilet facilities to both units.
- (g) Cleaning of all floor slabs.

It is important to note that each unit will have its own off-street loading/car parking facility.

## ACCOMMODATION

**Unit A – 9,557 sq.ft./887.86 sq.m.**

**Unit C – 5,860 sq.ft./544.4 sq.m.**

## TENURE

The units are available on the basis of a 6 year FRI lease agreements (3 year review pattern).

## RENTAL

**Unit A - £35,800 per annum exclusive.**

**Unit C - £21,950 per annum exclusive - LET**

## MAINS SUPPLIES

Each unit will have the benefit of mains water, drainage and a three phase electrical supply (100 amp).

Unit C has the benefit of a mains gas supply.

## VAT

VAT is not applicable.

## BUSINESS RATES

The units, as yet, have not been separately assessed.

Further information is available from the sole letting agents.

## LEGAL COSTS

Each party to bear their own proper legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

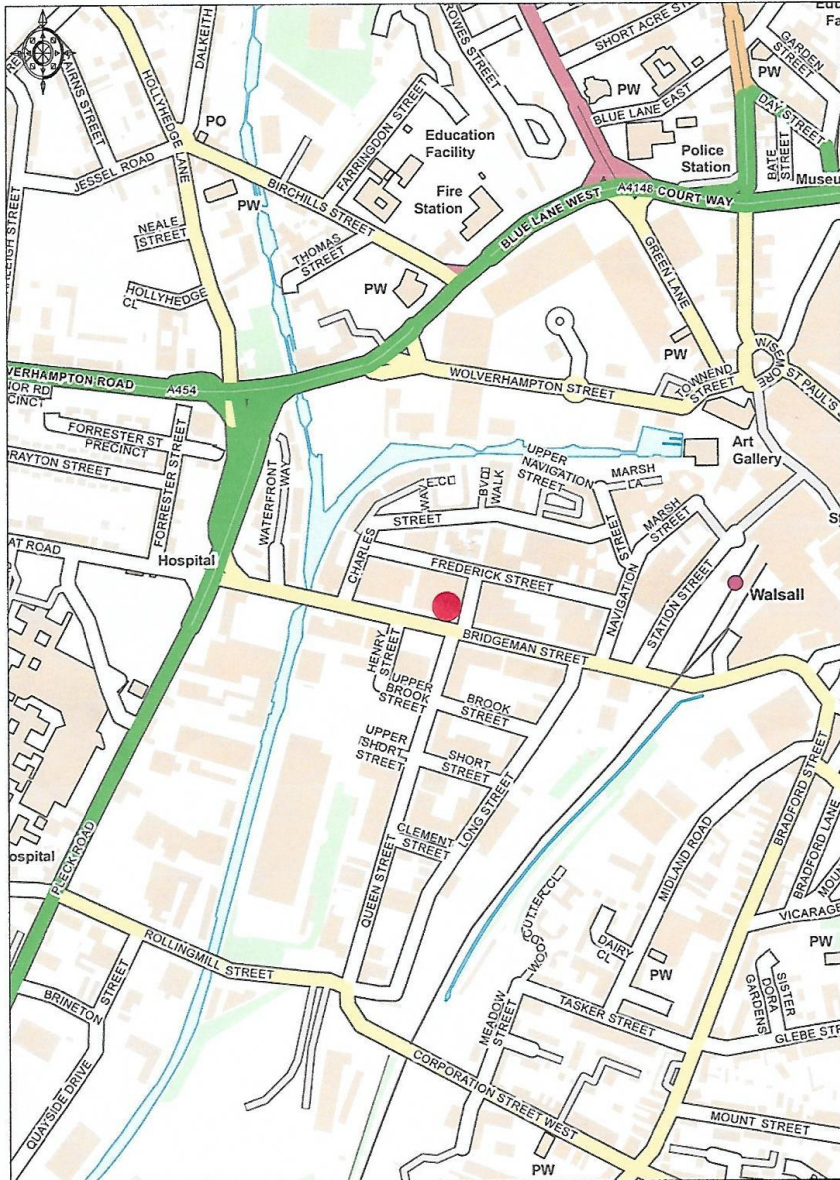
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

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UNIT C

# UNIT A TOWN WHARF BUSINESS PARK, BRIDGEMAN STREET, WALSALL TOWN CENTRE, WS2 9NW

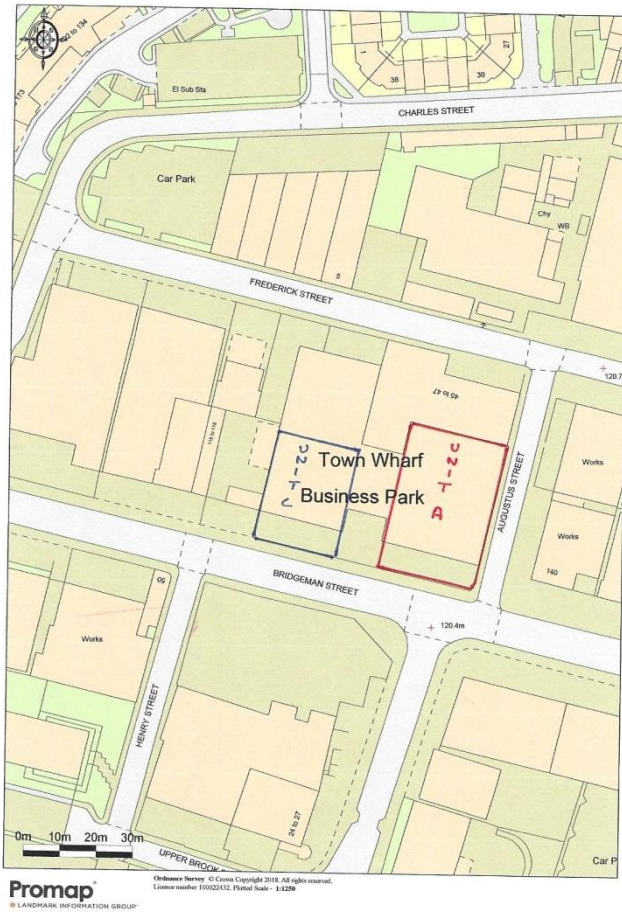


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## NOTICE

**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.