

# UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH



## TO LET

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE ACCOM.

Each unit extends to circa, 1,360  
sq.ft/126.35 sq.m

- Substantial, concertina door access.
- Portal framed/open span.
- Forecourt, off street loading/car parking.
- Apex height circa, 18 ft/5.49 m
- Circa, 1.5 miles from junction 10 of the M6 motorway/commencement of The Black Country Spine Route (A454)
- Within close proximity to Walsall Ring Road/Town Centre.

**Available as a whole or  
individually**



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

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

# UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH

## LOCATION

The subject premises forms part of a relatively modern, business/warehouse/industrial park, accessed via Wall End Close.

Immediate surrounding areas are established and extremely popular, industrial/warehouse locations.

Access to the national motorway network is provided by junction 10 of the M6 motorway (circa, 1.5 miles due south).

Junction 10 is withing relative close proximity to the main intersection of the M5 & M6 motorways (Ray Hall Interchange) and adjoins the commencement of The Black Country Spine Route (A454 - dual carriageway link with junction 1 of the M5 motorway)

## DESCRPITION

The subject premises provides ground floor, industrial/warehouse accommodation.

Advantages include:

- Apex site circa, **18 ft/5.49 m**
- Substantial, manually operated, concertina door access
- Forecourt, off street loading/car parking
- Excellent natural light
- Open span/portal framed

## ACCOMMODATION

Each unit extends to circa, **1,360 sq.ft/126.35 sq.m.**

Available as a whole or individually

## TERM

Each unit is available on the basis of a new 3 year term (longer if required).

## ASKING RENTAL LEVEL

**£7,500** pax, per unit

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable

## BUSINESS RATES

The current rateable value for both units is **£12,250**.

Therefore, if occupied as a whole, a degree of small business rates relief will apply.

If occupied individually, separate assessments will be obtained, which may mean small business rates relief applies as a maximum.

## SERVICE CHARGE

Current service charge - **£150** pa, per unit

## ANNUAL INSURANCE PREMIUM

Each unit attracts an annual insurance premium, payable by the tenant (reinstatement) in the region of **£350** pa.

## MAINS SUPPLIES

Each unit has primary metered mains electricity (3 phase – 100amp), water and drainage. No mains gas.

## PERMITTED USE

All uses will be considered, with the exception of any car related business/any form of recycling.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each part to bear their own proper reasonable costs

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

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



UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH

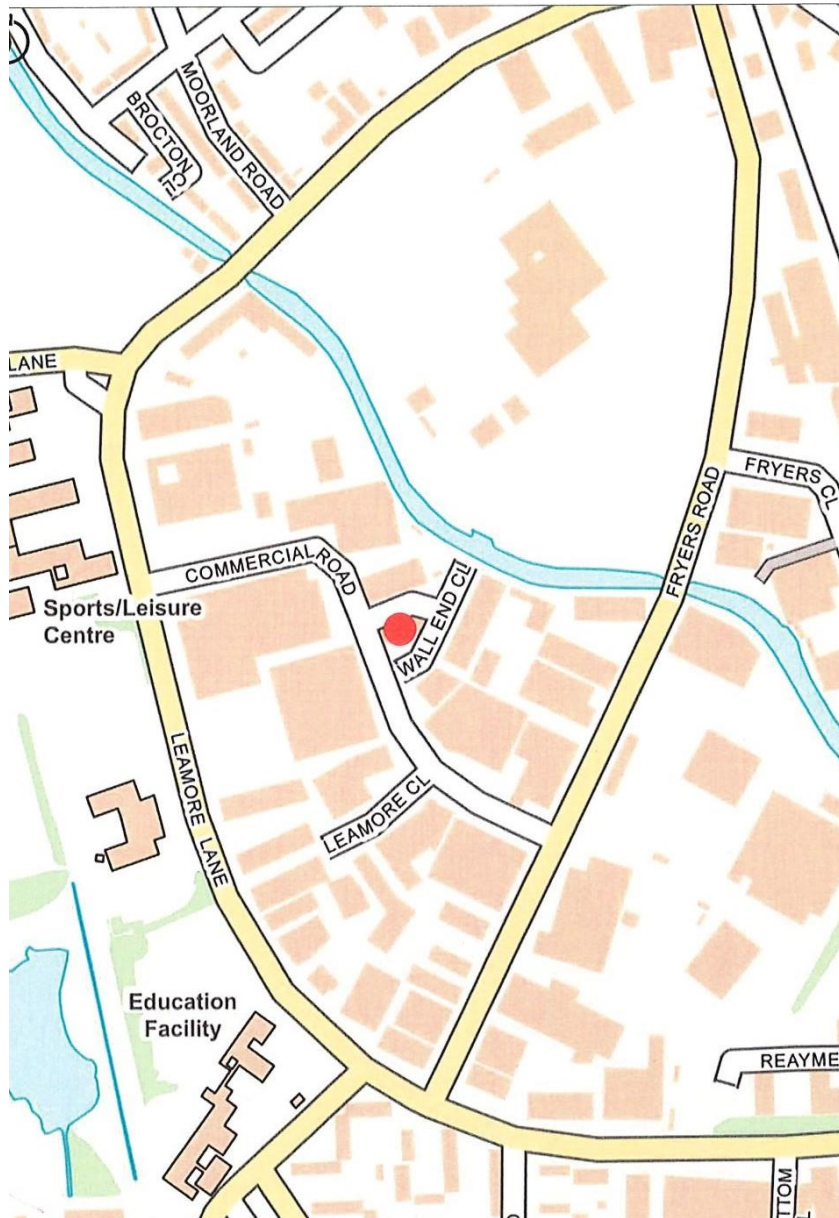


UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH





# UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH



# UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH



# UNITS 11 & 12 WALL END CLOSE, WALSALL, WS2 9PH

## 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.