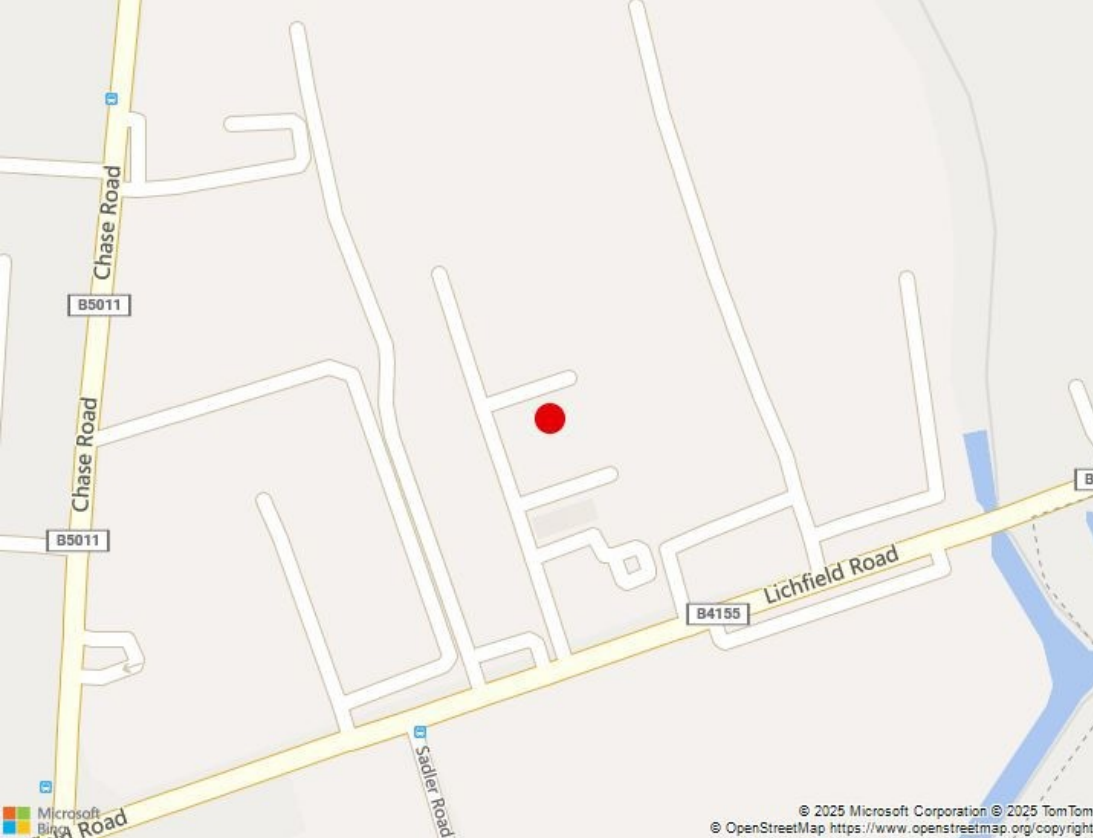


MID-TERRACE WAREHOUSE UNIT TO LET

Unit 2a Gatehouse Trading Estate, Lichfield Road, Brownhills, Walsall, West Midlands, WS8 6JZ

1,107 SqFt (102.84 SqM) + Mezzanine 847 SqFt (78.7 SqM) | £15,500 per annum exclusive





KEY FEATURES

- Warehouse accommodation with roller shutter access
- Mezzanine office installed
- Easy driving access of the A5 trunk road and M6 Toll Road
- New Lease
- Situated within Gatehouse Trading Estate
- External Parking

LOCATION

The subject property is situated within the Gatehouse Trading Estate off Lichfield Road in Brownhills. Lichfield Road is one of the main arterial routes into Brownhills and a popular industrial and business location. The estate lies less than 1 mile north east of Brownhills Town Centre and is within easy reach of the A5.

DESCRIPTION

The subject property comprises a mid-terrace industrial/warehouse unit situated within the popular Gatehouse Trading Estate in Brownhills. The property extends to include a mezzanine which comprises a office space and meeting room. The property also benefits from a roller shutter door to the front elevation (3.00m x 3.63m).



Area	SqFt	SqM
Total GIA of Ground Floor	1,107	102.84
Total Floor Area	1,107	102.84

**BURLEY
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CHARTERED SURVEYORS
0121 321 3441

Unit 2a Gatehouse Trading Estate, Lichfield Road, Brownhills, Walsall, West Midlands WS8 6JZ



TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£15,500 per annum exclusive

SERVICE CHARGE

A service charge of is payable towards the expenditure incurred by the landlord in relation to the upkeep, maintenance and repairs of the estate. Further Information available upon request.

EPC

Energy Performance Rating D-93. Certificate available on request.

BUSINESS RATES

Rateable Value - £7,900

However, businesses may benefit from 100% small business rates relief in 2025/26 on this property

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

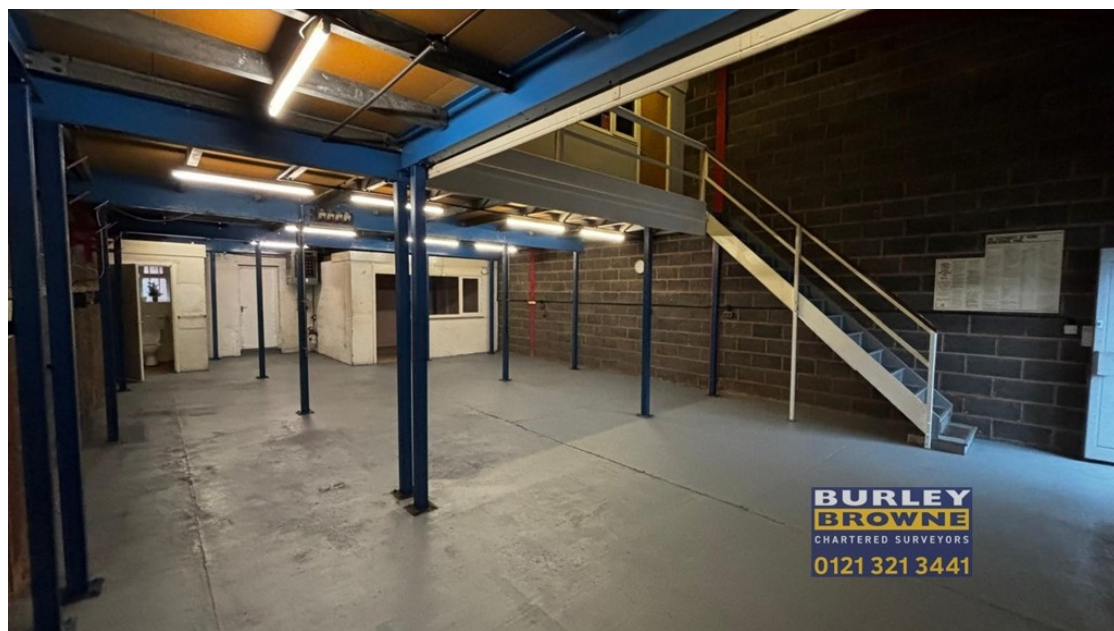


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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