



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET
RICHARDS STREET
DARLASTON
WEDNESBURY
WS10 8AJ



To Let

Industrial Warehouse Premises

13,308sq.ft (1,236.33sq.m) excl. mezzanine

- Mezzanine extending to 407sq.ft (37.83sq.m)
- Well located for access to the M6 motorway at junction 9 or 10
- Large self contained, yard area
- Established commercial location



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LOCATION

The site and premises are situated off Richards Street in Darlaston, a short distance from the A454 Black Country Route, ½ mile to the north east of Darlaston town centre, 2 ½ miles to the south west of Walsall town centre and 5 miles to the south east of Wolverhampton.

Junction 10 of the M6 is located approximately 1 ¼ miles to the east providing access to the national motorway network.

DESCRIPTION

The property consists of a single bay industrial/warehouse unit with brick and blockwork elevations, and a pitched steel truss roof surmounted by profile steel sheet cladding incorporating translucent roof panels. The unit has a concrete floor, a variety of fluorescent strip lighting and high bay sodium lighting and is heated by way of suspended gas fired Ambi Rad heaters.

Loading access to the warehouse area is provided by way of 3 large roller shutter doors. Works offices are provided within the warehouse on the ground and first floor partway along the side elevation. A further works office and works WC's are located within the single storey brick extension to the side elevation. The eaves height is 4.8m (15'9").

To the front of the property is two storey office accommodation providing various offices, a kitchenette and WC's. The offices generally have plastered walls, carpeted floors and gas fired central heating radiators and is part air conditioned.

To the front of the site is a tarmac parking area and secure gated entrance to the large yard. In addition to the main unit there is a small unit within the yard area that could be refurbished to provide additional storage is required.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice.

RICHARDS STREET	Sq.M	Sq.Ft
Warehouse	1,021.68	10,998
Warehouse Offices – Ground Floor	7.76	83.5
Warehouse Offices – First Floor	7.76	83.5
Works Offices and WC's	56.37	606
Offices – Ground Floor	78.85	848.43
Offices – Ground Floor	63.91	687.67
TOTAL GIA	1,236.33	13,308
Unit (in yard)	63.52	684
Mezzanine	35.85	407

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS Code of Measuring Practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these dimensions for themselves.



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TENURE

The unit is available on a new lease for a term of years to be agreed.

RATEABLE VALUE

We are in the process of currently getting the units reassessed, please contact the agent for further details.

SERVICES

Mains 3-phase electricity, gas, water and drainage are connected to the property. All interested parties are advised to make their own enquiries of the relevant utilities.

PLANNING

We anticipate that the property will continue to be considered appropriate for industrial warehouse/storage uses with ancillary offices as defined in the Town & Country Planning (Use Classes) Order 1987, as amended.

RENT

£60,000 per annum exclusive.

EPC

The property has an EPC rating of D81.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of Value Added Tax.

VIEWINGS

For further information or to arrange an inspection please contact :-

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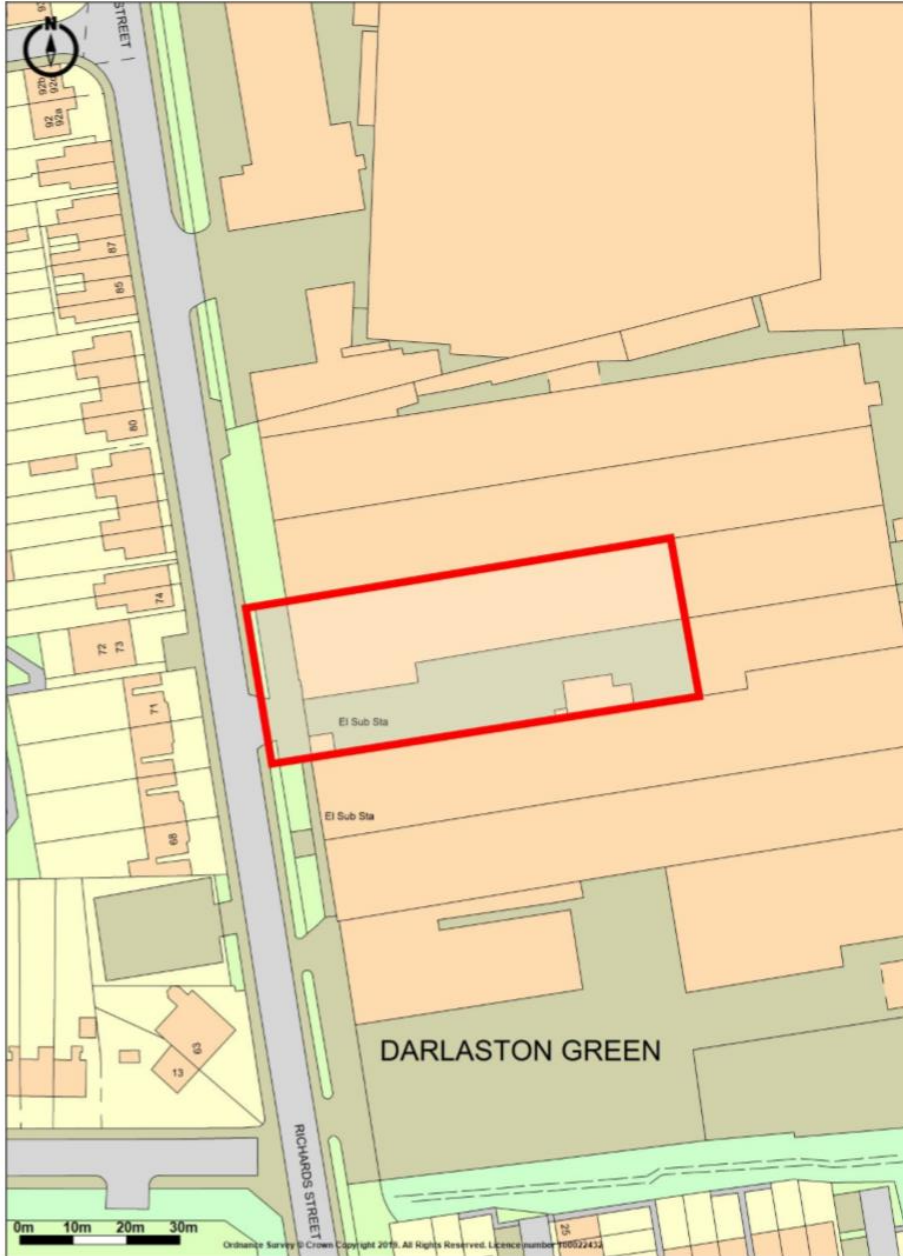
Details produced: June 2019

Photo taken: May 2019



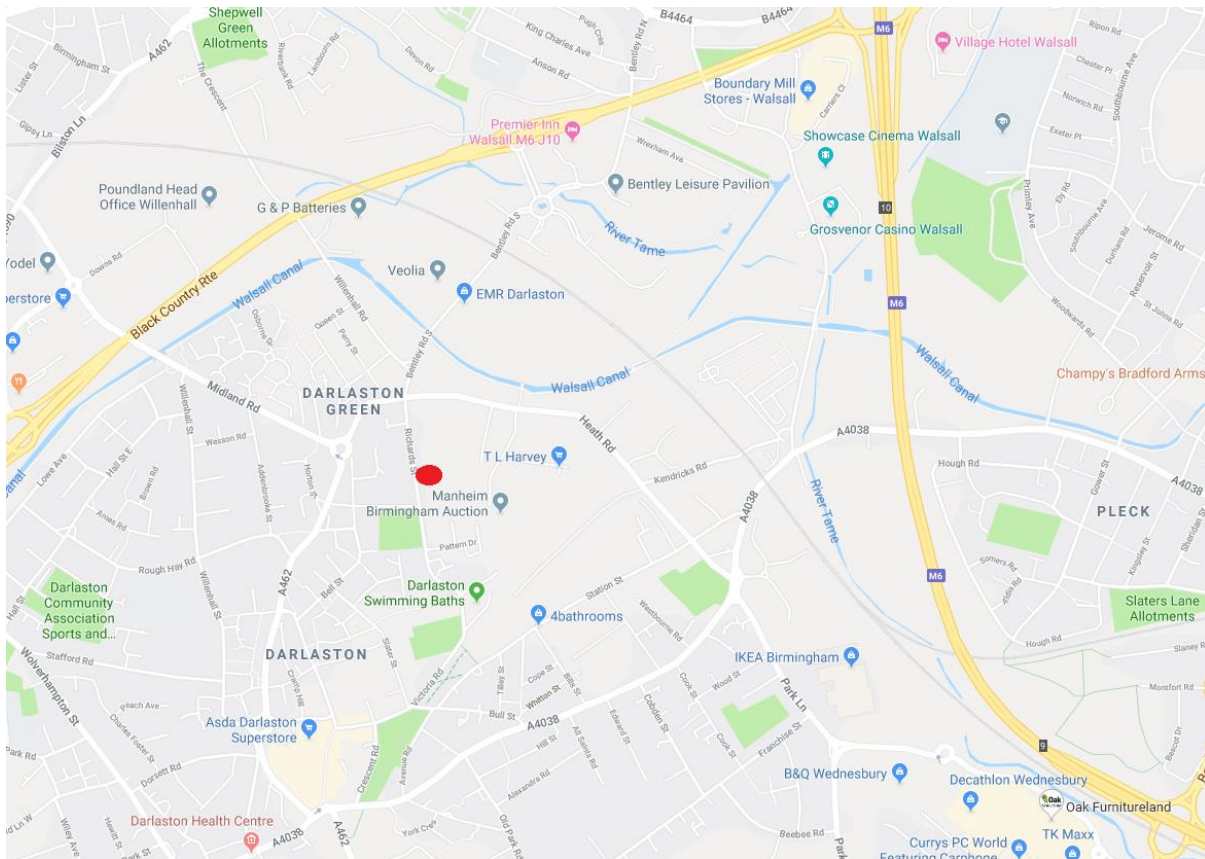
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LANDMARK INFORMATION

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Consumer protection from unfair trading regulations 2008

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