



# TO LET/ FOR SALE

**90 Newhall Street  
Willenhall  
WV13 1LQ**



**408.33 - 965.70 sq. m. (4,395 - 10,395 sq. ft.)**  
Approx. Gross Internal Area

- \* Prominent position fronting Newhall Street
- \* Site area of approximately 0.89 acres
- \* Range of sizes available





**Location:**

The property is located on Newhall Street in an established industrial/commercial area, off the main A484 in Willenhall.

The property has good access to the Black Country route and is approximately 2.5 miles from Junction 10 of the M6 motorway.

**Description:**

The property comprises a complex of industrial units with a total site area of 0.89 acres.

The garage units comprise a range of interlinked, single storey industrial units of steel portal and lightweight steel truss construction with a mix of brick, blockwork and profile metal clad elevations, concrete floors and metal clad roofs. The units benefit from sodium lighting with inset translucent roof lights, and eaves height ranging from 3.2m - 5.4m. Loading is via roller shutter doors to the side and front elevations.

The marine unit is a detached warehouse of steel portal frame construction with a double pitch, insulated metal clad roof and elevations. The property benefits from first floor space providing a mix of showroom and office space, with workshop at ground floor level with an eaves height of 3.9m. Loading is via two roller shutter doors to the front and side elevations.



**Accommodation:**

	Sq. M.	Sq. Ft.	Rent
Garage units	557.37	5,999	£18,000 p.a.
Marine unit	408.33	4,395	£16,000 p.a.

The property is available as a whole or alternatively units may be let individually.

The property also benefits from substantial yard space as below.

	Acres	Rent
Large compound	0.2	£6,000 p.a.
Small compound	0.11	£3,900 p.a.

**Price:**

On application.

**Tenure:**

The units are available on new Full Repairing and Insuring leases for a term of years to be agreed.

Alternatively consideration may be given to a sale of the Freehold.

**Rates:**

The property is currently assessed as a whole with a Rateable Value (2010) of £26,000.

Should it be required the assessment will be split prior to any letting, however any interested party should contact the Valuation Office Agency for more information.

**Planning:**

We understand the property is located in an area zoned for industrial uses; however any interested party should contact Walsall Council for more information.

**Services:**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.





**Legal Costs:**

Each party to bear their own legal costs.

**Energy Performance Certificate:**

Garage Units: **D (77)**.

Marine Unit: **F (131)**.

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.

**Viewing:**

Strictly via joint agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

**Contact: Alex Eagleton**

**Email: alex.eagleton@harrislamb.com**

**Or**

**Fraser Wood**

**Contact: Stephen Smith**

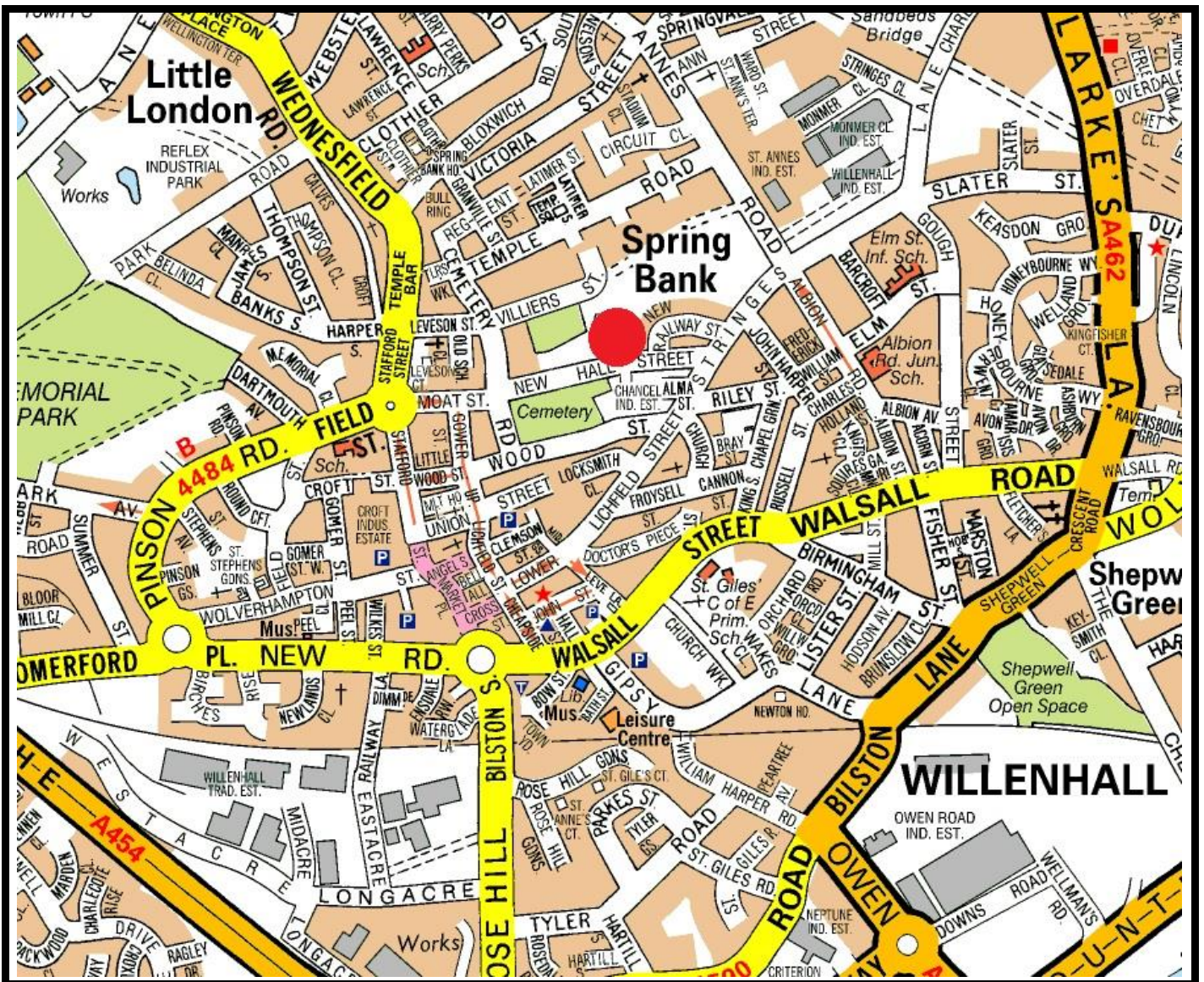
**Tel: 01922 629 000**

**Ref: G4962**

**Date: January 2016**

**Subject to Contract**





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Willenhall  
WV13 1LQ



Not to Scale  
For identification purposes  
only.

**harrislamb**  
PROPERTY CONSULTANCY