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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET
INDUSTRIAL/WAREHOUSE PREMISES

UNIT 2 WS2 INDUSTRIAL ESTATE
BLOXWICH ROAD
WALSALL
WS2 7BD

19,032 sq ft (1,768) sq m

Junction 10 of M6 approximately 2 miles distant.

Internal office and WC facilities.

2 no. roller shutter doors.

Eaves Height of 5.0m.

bulleys.co.uk/u2ws2



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

WS2 Industrial Estate is centrally located within the West Midlands providing access to all parts of the country. The Midlands motorway network is accessed via Junction 10 of the M6 located approximately 2 miles south west of WS2 and 2.5 miles north at Junction 11.

Local communications to all parts of the West Midlands conurbation is provided from WS2 to the Black Country via the A454 to Junction 10 of the M6 and then via the Black Country Route.

DESCRIPTION

The premises provide a modern portal frame profile clad and lined warehouse with integral office and toilet facilities.

Access to the unit is via a roller shutter door at either end of the warehouse.

OUTSIDE

There is staff visitor car parking for 8 cars and loading/unloading areas at the front and rear of the unit.

ACCOMMODATION

Gross internal areas approximately:

| | sq ft | sq m |
|---|--------|-------|
| Warehouse Unit Inc office and ancillary accommodation | 19,032 | 1,768 |

SERVICES

We are advised that mains water, drainage and 3 phase electricity are available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

£72,000 per annum exclusive.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Walsall Council on 01922 652677.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £59,000.00
Rates Payable: £29,087.00 (April 2016/17)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority on 01922 650000.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

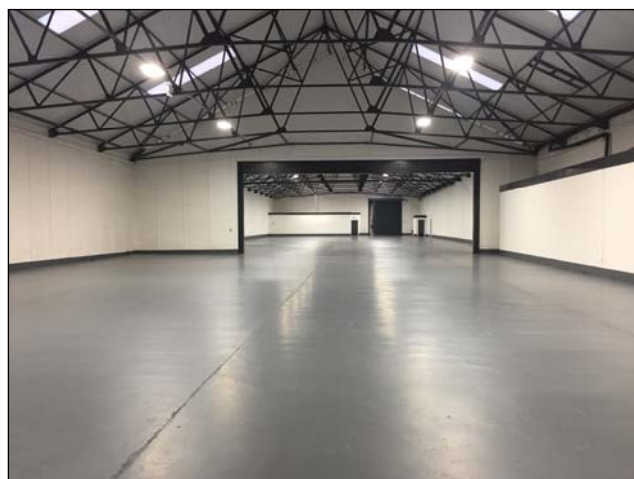
An EPC has been carried out on this property. The property has been awarded a Grade D80.

WEBSITE

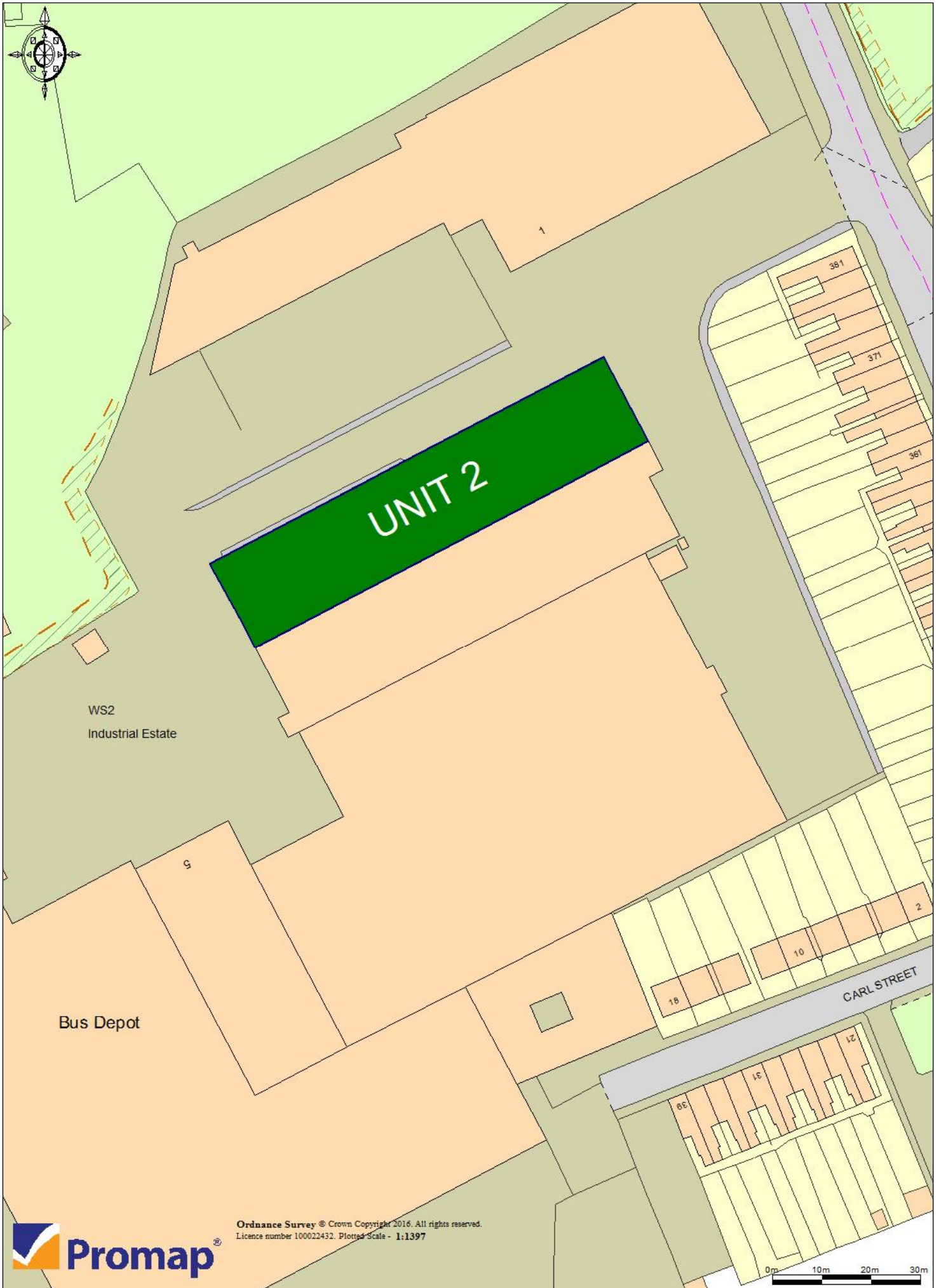
Aerial photography and further information is available at: bulleys.co.uk/u2ws2

VIEWING

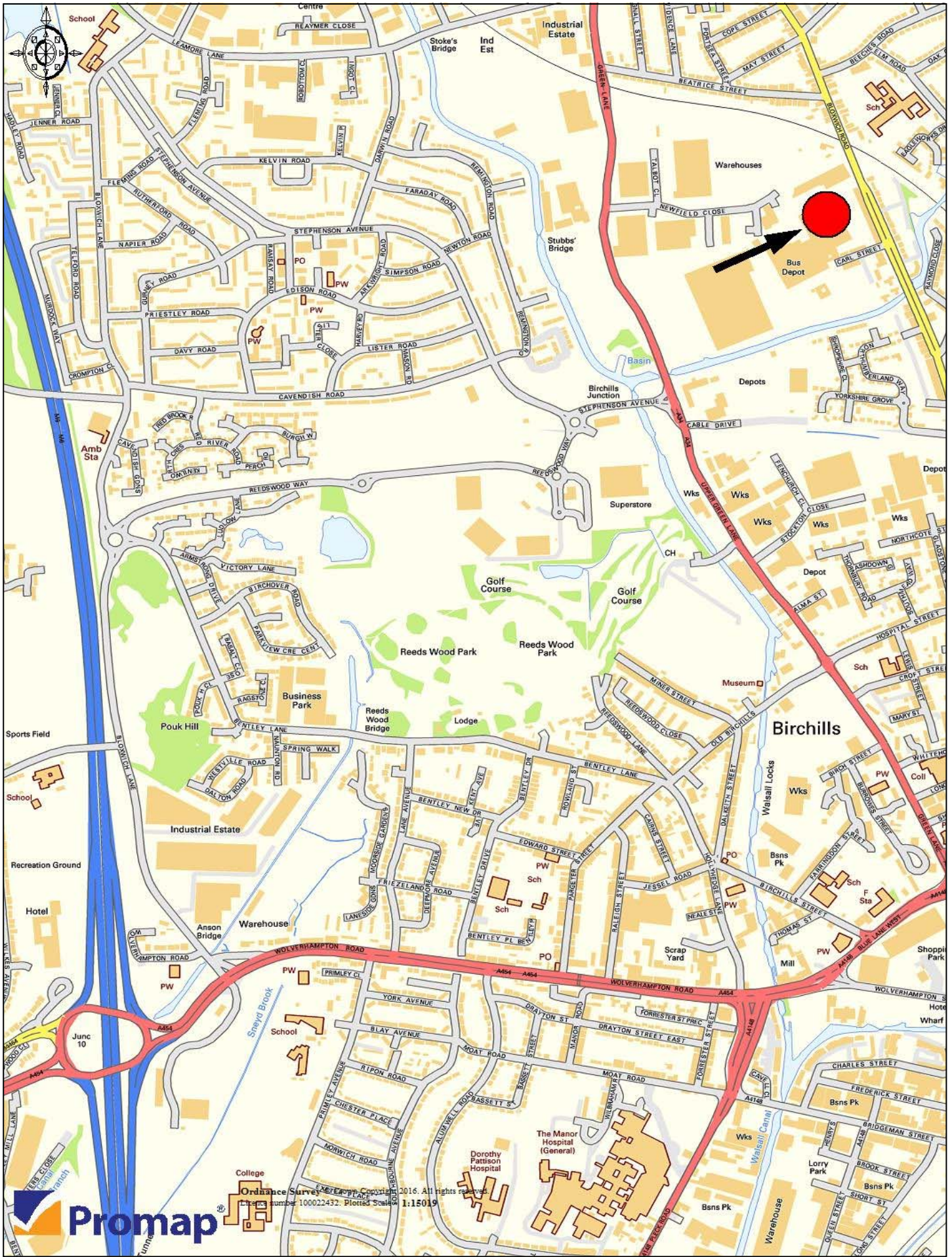
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.



Details prepared 02/17.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (iv) All rentals and prices are quoted exclusive of VAT.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.