



**Units 59 & 60 Landywood Enterprise Park, Holly Lane  
Great Wyrley, Walsall, WS6 6BD**

- Lock-Up Storage Unit
- Units Approx 20,023 sq ft (1,860 sq m)
- Minimum Eaves Height 5m
- Flexible Terms
- EPC Rating C-69



Printcode: 2021428

# Units 59 & 60 Landywood Enterprise Park Holly Lane, Great Wyrley

## LOCATION

Walsall is located approximately 10 miles north of Birmingham city centre and 8 miles east of Wolverhampton. The area benefits from good road communications being within close proximity of the intersection of the M5/M6 motorways. Junctions 9 & 10 of the M6 motorway lie within 2 miles of the town centre. The main arterial road leading to the north is the A34 which links Stafford via Cannock with direct access to junction T7 of the M6 Toll Road being approximately 1 mile from the subject property.

The subject property is situated immediately to the rear of South Staffordshire Council's start unit estate fronting Holly Lane.

## DESCRIPTION

The property comprises of a single industrial unit which has been split to provide self-contained units. The building is of steel portal framed design with brick and block elevations to a height of approximately 2.4 meters and part profile metal sheet and part lined asbestos cement elevations and roofs.

There are individual loading doors to the concrete aprons. The minimum eaves height is approximately 5m.

## ACCOMMODATION

All measurements are approximate:

Units 59 & 60 - **20,023 sq ft (1,860 sq m)**

## RENT

£70,080.50 pax (£3.50 psf) plus VAT

## VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

## LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

## TERMS

Full repairing and insuring basis.

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



## PROPERTY REFERENCE

CA/BP/2138/AWH

## LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

## RATEABLE VALUE

To be assessed.

## RATES PAYABLE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-69.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and that it is approximately £0.50p psf 2021/2022.

## LEGAL COSTS

Each party to bear their own legal costs.

## AVAILABILITY

Immediate.

## VIEWING

Strictly by prior appointment with the Agent's Cannock office.



**Tel: 01543 506640**  
**www.adixon.co.uk**

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: [enquiries@adixon.co.uk](mailto:enquiries@adixon.co.uk)