



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET
UNITS 5 & 7
WALSALL ENTERPRISE PARK
REGAL DRIVE
WALSALL
WS2 9HQ



To Let

**Industrial/Warehouse Premises with Substantial Mezzanine
9,854sq.ft (915.44sq.m) excl. mezzanine**

- Mezzanine extending to 1,939sq.ft (180.15sq.m)
- Modern industrial/warehouse unit
- Small, well located estate
- Large office/showroom



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LOCATION

The property is located on a small estate that forms part of Walsall Enterprise Park and which is accessed off the Wednesbury Road (A4038) close to its junction with the Bescot Road/Old Pleck Road (A4148). The property is located 1 ½ miles south west of Walsall town centre. Access to the motorway network is most closely available at Junction 9 of the M6 circa 0.8 of a mile to the south of the subject property.

DESCRIPTION

Units 5 & 7 are a mid and end terrace units comprising two adjoining single bay industrial/warehouse units of steel framed construction with part block and part profile metal clad walls internally with part brick and part profile metal elevations externally. The units have pitched profile metal clad roofs with roof lights and a single manual up and over loading door to each unit

The warehouse areas have concrete floors with high bay sodium lighting and fluorescent strip lighting above and beneath the mezzanine. Eaves height to underside of haunch is 6.04m (circa 20').

Unit 5 has a large ground floor showroom area which incorporates offices, a staff kitchen and disabled access WC. The showroom has painted partition walls, a suspended ceiling with diffused fluorescent lights and a tiled floor. Within the warehouse is a large steel frame mezzanine, accessed by two steel staircases within the warehouse.

Unit 7 has no offices however there is a disabled access WC. A large access way has been created through the dividing wall between the two units to allow for forklift truck circulation.

Externally there is a shared tarmac courtyard area to the front of the units 5 & 7 have the benefit of 15 marked parking spaces to the front and side of the units.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and we can confirm our areas are as follows: -

	Sq.M	Sq.Ft
Unit 7		
Warehouse incl WC	384.27	4,136
Unit 5		
Showroom incl WC & kitchen	174.25	1,876
Warehouse	356.92	3,842
Unit 5 GIA	531.17	5,718
TOTAL GIA	915.44	9,854
Mezzanine Floor to Unit 5	370.42	3,987

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.

TENURE

The property is available by way of an assignment of the existing lease dated 2nd July 2007 and expiring on 1st July 2022. Alternatively, consideration may be given to a sublease of the units.



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RATEABLE VALUE

The rating assessment for the property as shown on the Valuation Office Agency website is detailed below:

Address	Description	2017 RV
Units 5-7 Walsall Enterprise Park, Regal Drive, Walsall, WS2 9HQ	Warehouse & premises	£41,000

SERVICE CHARGE

A service charge is levied by the landlords to cover the costs of the upkeep and maintenance of the common areas. Please contact the agents for further information.

SERVICES

The unit has a 3-phase power supply and mains water and drainage.

PLANNING

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

RENT

On application.

EPC

An EPC for the property will be available shortly.

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 :-

Helen Kendrick

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Photo taken: January 2019

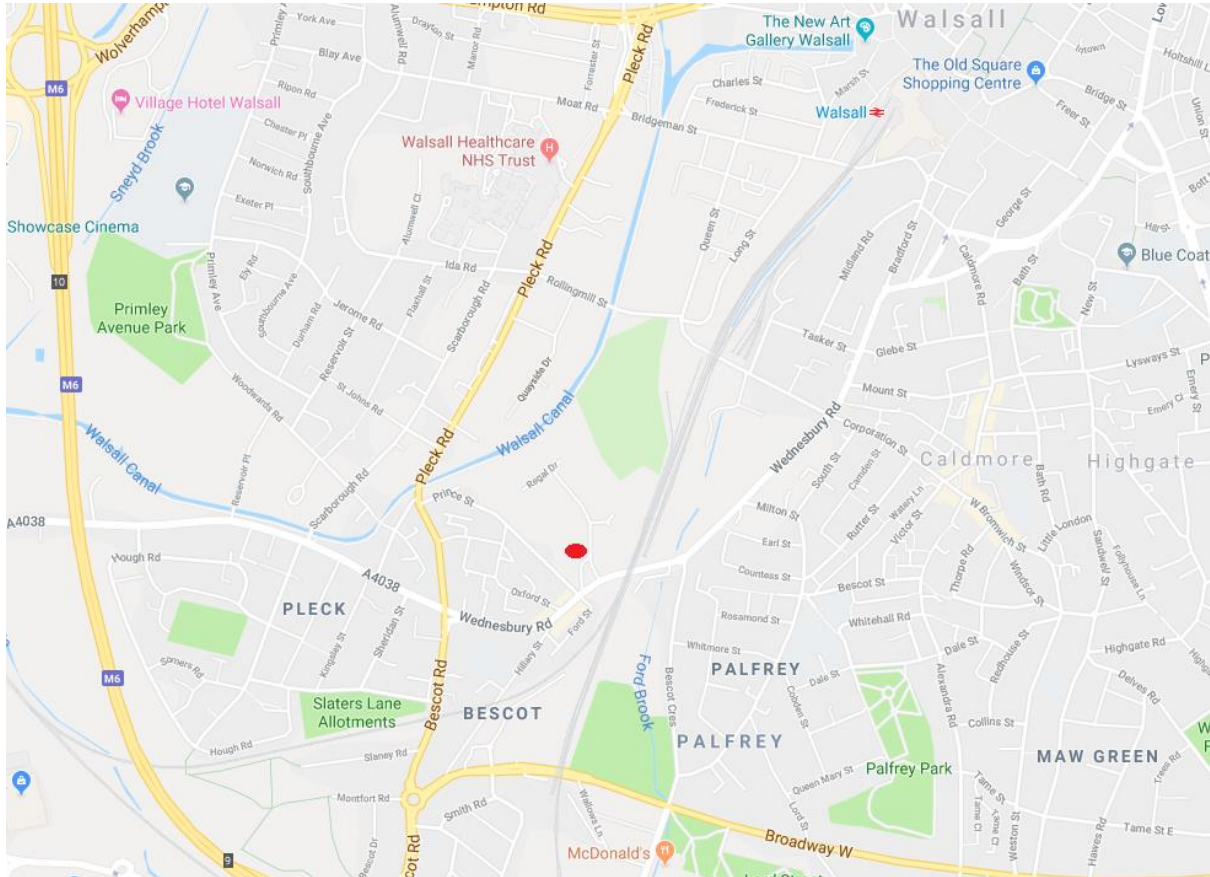
Details produced: January 2019



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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Money Laundering Regulations require identification checks to be undertaken upon parties acquiring property. As such, proof of identity information will be requested before a transaction completes.

Consumer protection from unfair trading regulations 2008

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