



END-TERRACE WAREHOUSE UNIT TO LET

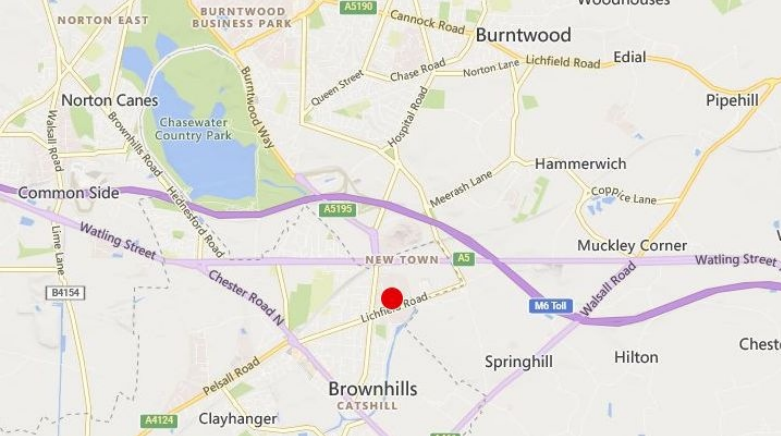
Unit 10B, Gatehouse Trading Estate, Lichfield Road, Brownhills, Walsall, West Midlands, WS8 6JZ



1,092 SqFt (101.45 SqM) + Mezzanine 362 SqFt (33.63 SqM) | £13,250 per annum exclusive

Key Features

- Warehouse accommodation with roller shutter access
- New lease
- External Parking
- Mezzanine installed
- Situated within the Gatehouse trading estate
- Easy driving access of the A5 trunk road and M6 Toll Road



LOCATION

The subject property is situated within the Gatehouse Trading Estate off Lichfield Road in Brownhills. Lichfield Road is one of the main arterial routes into Brownhills and a popular industrial and business location. The estate lies less than 1 mile north east of Brownhills Town Centre and is within easy reach of the A5.

DESCRIPTION

The subject property comprises an end-terrace industrial/warehouse unit situated within the popular Gatehouse Trading Estate in Brownhills. The property extends to include a mezzanine (4.55m x 7.39m) and also benefits from a roller shutter to the front elevation (3.61m x 3.69m).

Area	SqFt	SqM
Warehouse	1,092	101.45
Total Floor Area	1,092	101.45

TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£13,250 per annum exclusive

SERVICE CHARGE

A service charge of is payable towards the expenditure incurred by the landlord in relation to the upkeep, maintenance and repairs of the estate. Further Information available upon request.

BUSINESS RATES

Rateable Value - £7,400

However, businesses may benefit from 100% small business rates relief in 2025/26 on this property

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Energy Performance Rating C-53. Certificate available on request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

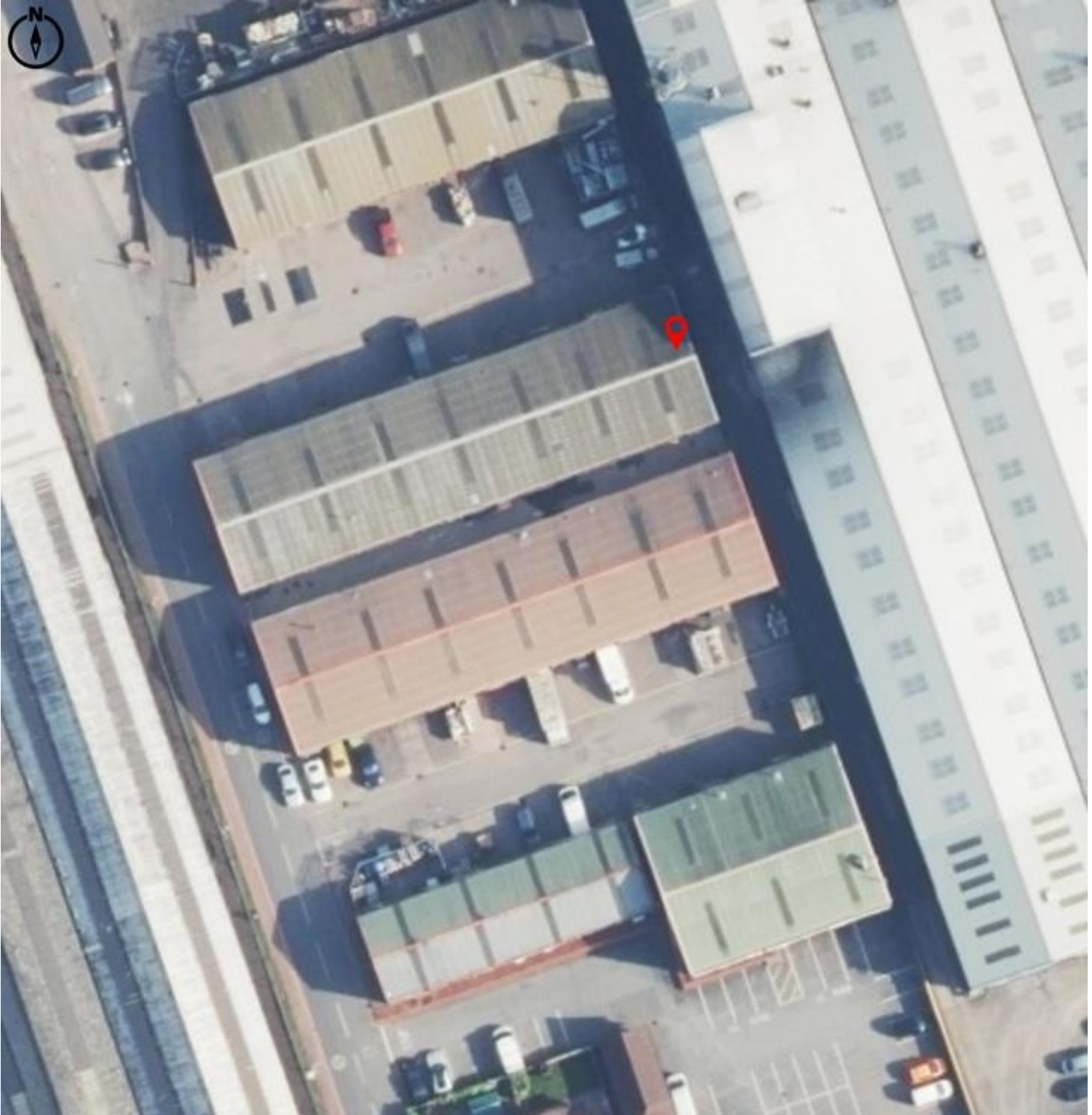
Strictly by prior appointment, please contact:



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