

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 4 Calibre Industrial Park, Laches Close, Four Ashes, WV10 7DZ

TO LET

INDUSTRIAL / WAREHOUSE

Size
4,119 sq ft (383 sq m)

Rent
£24,000 per annum

Lease expiry December 2033

Break clause December 2028

High Specification

Within 2 miles of Junction 12 M6

Location

The unit is located on Laches Close which forms part of the Four Ashes Industrial Estate. The A449 is within half a mile and Junction 12 of the M6 is within 2 miles.

Description

The unit is of steel portal framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, metal profiled sheeted roof. Internally, the property comprises a range of private and open plan offices with a warehouse to part of the ground floor. Access is via a roller shutter door. The offices benefit from a suspended ceiling with inset LED lights and air conditioning units. A concrete/tarmacadam surfaced car park/access strip is located to the front of the unit. There is a small area of open storage located to the left hand side of the building.

Accommodation (Gross Internal Area) approx.

Ground Floor Offices -	1,361 sq.ft.	(126.52 sq.m.)
Ground Floor Warehouse -	698 sq.ft.	(64.87 sq.m.)
First Floor Offices -	2,059 sq.ft.	(191.39 sq.m.)
Total	4,119 sq.ft.	(382.81 sq.m.)

Services

All mains services are connected.

Lease Terms

The existing lease is held on a full repairing and insuring basis and expires on 20th December 2033. There is a tenant only break clause effective at 21st December 2028.

Rent

£24,000 per annum exclusive.

The rent rises to £26,500 per annum exclusive from 21st December 2028 until lease expiry.

V.A.T.

V.A.T. may be levied on the rent etc.

Rating Assessment

Rateable Value - £35,250

U.B.R. 48p in the £ (2026/27)

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - B.

Viewing

Strictly by appointment with the Joint Agents

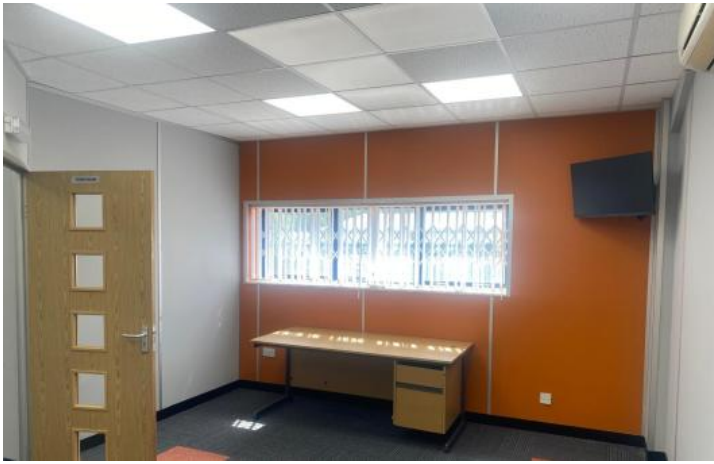
Sellers - (01384) 456789
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and

Harris Lamb
Elliot Ward - 07827 396048 or 01952 979530
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