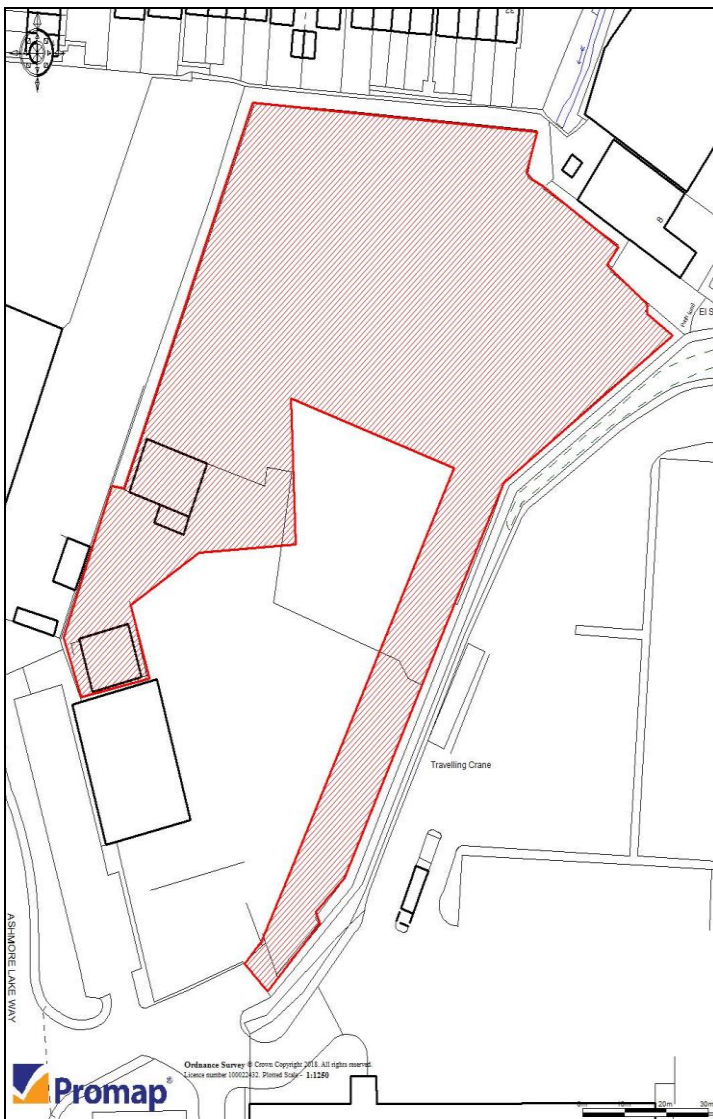


BURLEY BROWNE

www.burleybrowne.co.uk

OPEN STORAGE LAND TO LET – 2.34 acres

ASHMORE LAKEWAY, WILLENHALL, WEST MIDLANDS, WV12 4LF



LOCATION

The premises are located on Ashmore Lakeway in a predominantly commercial area of Willenhall. Junction 10 of the M6 Motorway is located approximately 2 miles south east.

DESCRIPTION

The premises comprise open storage land and can include a workshop and portable offices. The majority of the site is concrete surfaced.

NEW LEASE

The premises are available by way of a new lease, the length of which is to be agreed.

RENT

£35,000 per acre per annum exclusive

LEGAL COSTS

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

BUSINESS RATES

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

VAT

All figures quoted are exclusive of VAT, which we understand is applicable.

SITE AREA – 2.34 ACRES or thereabouts

VIEWING

Strictly by appointment, please contact Burley Browne on 0121 321 3441.



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0121 321 3441

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.