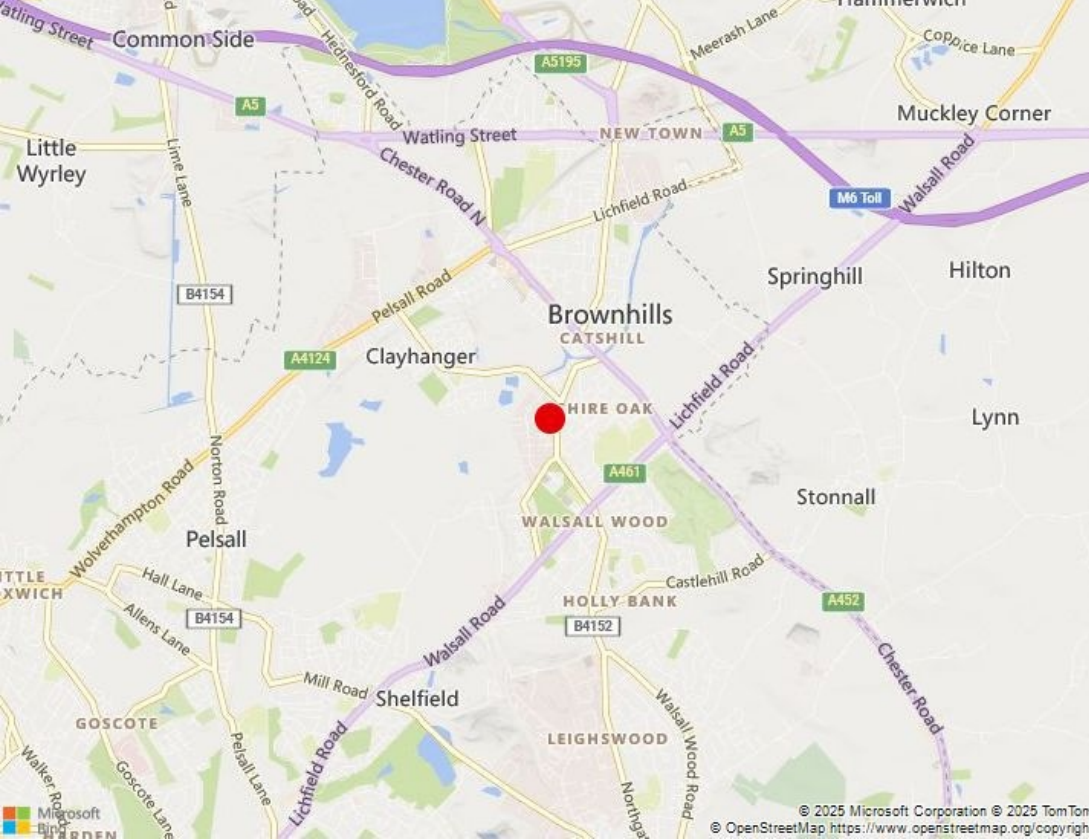


WAREHOUSE PREMISES - TO LET

114- 116 Lindon Road, Brownhills, Walsall, West Midlands, WS8 7BW

12,666 SqFt (1,176.67 SqM) | £130,000 per annum exclusive





KEY FEATURES

- Warehouse premises with option of Trade Counter use - subject to planning
- Large secure yard providing substantial off-road parking
- Total site area approx. 1.4 acres
- Prominent roadside frontage
- Within easy driving distance of A5 and M6 Toll Road
- Well established commercial location

LOCATION

The property is situated on the western side of Lindon Road in the Brownhills district of Walsall. Lindon Road (B4152) has nearby access to the north with High Street/Chester Road (A452) which continues to the north west and has access with Watling Street (A5), the latter of which having nearby links with the M6 Toll Road and east with the A38. Brownhills is situated approximately 5.5 miles to the north of Walsall town centre and 6 miles south of Lichfield City Centre, neighbouring the areas of Walsall Wood, Aldridge and Pelsall.

DESCRIPTION

The subject property comprises a detached warehouse premises situated within a self contained yard which extends to approximately 1.4 acres. The site has the benefit of perimeter fencing with metal gated entrance. The property provides twin bay warehouse accommodation incorporating WC's and ancillary space.



Area	SqFt	SqM
TOTAL GIA	12,666	1,176.67
Total Floor Area	12,666	1,176.67

**BURLEY
BROWNE**
CHARTERED SURVEYORS
0121 321 3441

114- 116 Lindon Road, Brownhills, Walsall, West Midlands WS8 7BW



TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£130,000 per annum exclusive

SERVICE CHARGE

Not applicable.

EPC

Energy Performance Asset Rating Band D - 99. Date of certificate 6 January 2026.

BUSINESS RATES

Rateable Value £59,500.00 obtained from the Valuation Office Rating List.

Rates Payable 2026/2027 £28,560.00 prior to any transitional arrangements.

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

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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