

INDUSTRIAL PREMISES WITH TWO STOREY OFFICES TO LET

Leamore Close, Bloxwich, Walsall, West Midlands, WS2 7NL

18,760 SqFt (1,742.8 SqM) | £100,000 per annum exclusive





KEY FEATURES

- Prominent corner position within established commercial location
- Yard and ample parking
- Situated in the Bloxwich district of Walsall
- Within easy driving distance of the M6 Motorway
- New lease
- Interconnecting warehouse/workshop units with two storey offices

LOCATION

The subject property is situated on the northern side of Leamore Close on the corner junction with Commercial Road within the Bloxwich district of Walsall. Bloxwich is approximately 3 miles to the north of Walsall town centre, neighbouring the areas of Pelsall and Aldridge. Leamore Close/Commercial Road is a popular and well established industrial location having access from Fryers Road via Leamore Lane to the south, which links with the A34 to the east and provides direct access south with Walsall town centre. The M6 Motorway is within a short driving distance with access at Junction 10.

DESCRIPTION

The subject property comprises interconnecting warehouse/workshop units incorporating two storey offices together with good sized yard with parking. The premises are situated prominently on a corner position in a popular and well established industrial location.

Area	SqFt	SqM
GF - WAREHOUSE/WORKSHOPS	17,063	1,585.15
FF - OFFICES	1,697	157.65
Total Floor Area	18,760	1,742.8



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TERMS

The premises are to be offered by way of a new full repairing and insuring lease the terms for which are to be agreed by negotiation.

ASKING RENT

£100,000 per annum exclusive

EPC

Energy Performance Rating C-59. Certificate available on request.

BUSINESS RATES

Rateable Value £74,000. Rates Payable 2025/2026 - £40,404.00 prior to any transitional arrangements.

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

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 which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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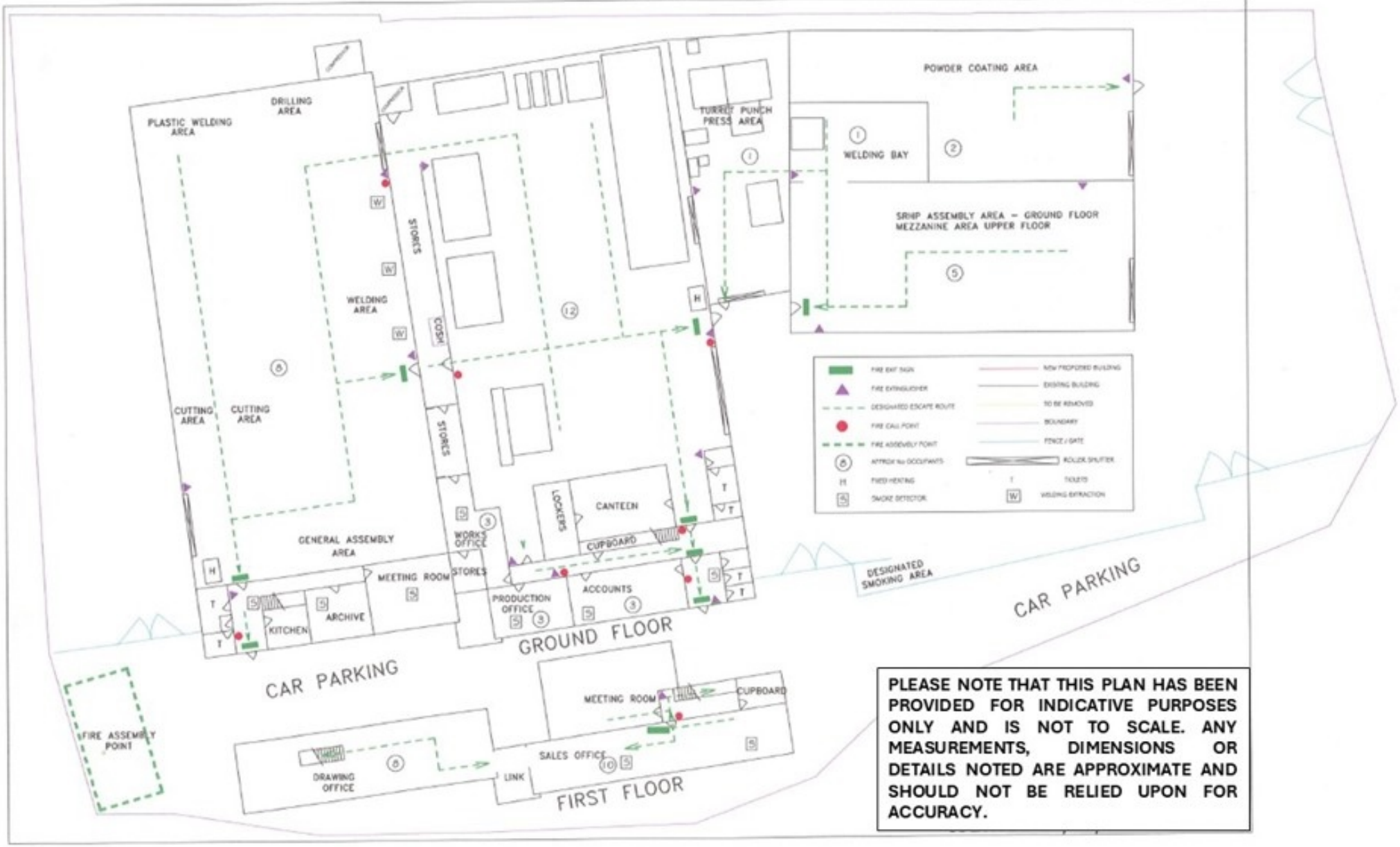


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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