

TO LET

Serviced Warehouse

Unit G1, The Old Foundry Business Complex

55 Bath Street, Walsall, WS1 3BZ



FLOOR AREA

2,386 sq ft221.67 m²

RENT

£1,895 pcm

excluding VAT

LEASE

New 6-year

lease

PARKING

1 space

at the unit

LOCATION

The property is situated within The Old Foundry Business Complex, which is situated on the corner of Bath Street and Windmill Street in a mixed commercial and residential location on the outskirts of Walsall town centre. Junctions 7, 9 and 10 of the M6 motorway are easily accessible from this location.

DESCRIPTION

The property is of brick construction with concrete floor and north light roof incorporating roof lights. The property benefits from one car parking space immediately outside the unit.

ACCOMMODATION

Entrance Hall, Kitchenette, Toilet, Office, Warehouse with concrete floor, power operated roller shutter loading door to front and a minimum working height of approximately 12'7".

**TOTAL GROSS INTERNAL FLOOR AREA:
APPROX. 2,386 SQ. FT. (221.67 M²)**

Unit G1 - Property Information

The Old Foundry Business Complex, 55 Bath Street, Walsall, WS1 3BZ

SERVICES

All mains services, with the exception of gas, are available to the property. No tests have been applied to any of the services or appliances.

RATING DATA

(Information obtained from the Valuation Office Agency Web Site):

Rateable Value: TBC

Description: -

NB: Small Business Rate Relief may be available. Interested parties are advised to make their own enquiries of the Local Authority in this regard.

TOWN PLANNING

The property is thought most suitable as a warehouse, but other Use Classes within Use Class E will be considered. Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

TERMS

INCLUSIVE RENT

£1,895.00 PCM

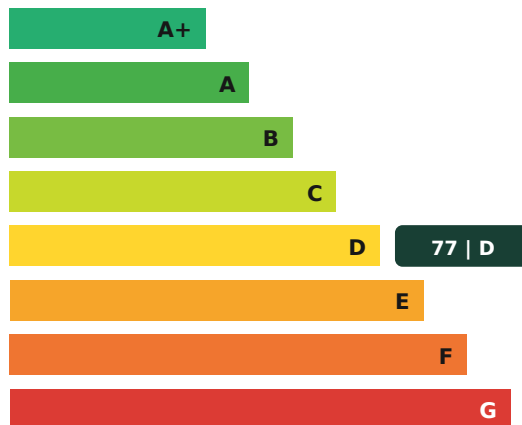
EXCLUDING VAT

The property is available fully serviced including Wi-Fi and is available by way of a new six year lease with a rent review in the third year at an inclusive rent of £1,895.00 per calendar month, excluding VAT. Additional services including further on-site parking and telephone VOIP services.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of D (77). A copy of the EPC is available on request.

Energy efficiency rating for this property



A+ is the most efficient; G is the least efficient.

THE OLD FOUNDRY

The Old Foundry Business Complex

55 Bath Street, Walsall, WS1 3BZ

Tel No: 01922 896 460

Email: info@theoldfoundry.uk

VAT

The rent stated in these particulars is exclusive of VAT.

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intending tenants and do not constitute, nor constitute any part of, an offer or contract. All descriptions, dimensions, references to condition, permissions for use and occupation and other details are given in good faith, but prospective tenants should satisfy themselves by inspection or otherwise as to the correctness of each statement. No person has authority to make or give any representation or warranty in relation to this property. Any reference to plant, machinery, equipment, fixtures or fittings does not constitute a representation as to condition or fitness for purpose unless expressly stated otherwise. Movable contents, fixtures and fittings shown in photographs are excluded from the letting unless stated otherwise.