



UNIT 29 THE WALLOWS INDUSTRIAL ESTATE, FENS POOL
AVENUE, BRIERLEY HILL, DY5 1QA

TO LET
REFURBISHED WAREHOUSE /
STARTER UNIT

SIZE
1,645 SQ FT (152.8 SQ M)

TO LET
£18,500 PAX

Extensively refurbished Warehouse /
Starter Unit

3 phase power supply

Prominent location in the heart of a
popular industrial estate

Internal office area

Location

The property is situated on the Wallows Industrial Estate off the A461 Stourbridge Road to the north of Brierley Hill town centre and close to the Merry Hill Shopping complex. The M5 motorway is approximately 5 miles to the east providing access to both Junction 2&3.

Description

The property comprises an extensively refurbished warehouse starter unit with an integral office & toilet block. It also benefits from a yard and parking to the front.

The refurbishment includes an entire new roof, full rewire, new UPVC windows & full decoration to the warehouse, offices & toilet.

Accommodation

Warehouse (Inc. ancillary office / toilet block)	1,645 sq ft (GIA)
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Rent

To Let - £18,500 pax

Rating Assessment

Rateable Value:	£11,750
U.B.R:	49.9P in the £ (2025/2026)

* The property may qualify for 100% small business rates relief.
* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

V.A.T.

The building is V.A.T. registered.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

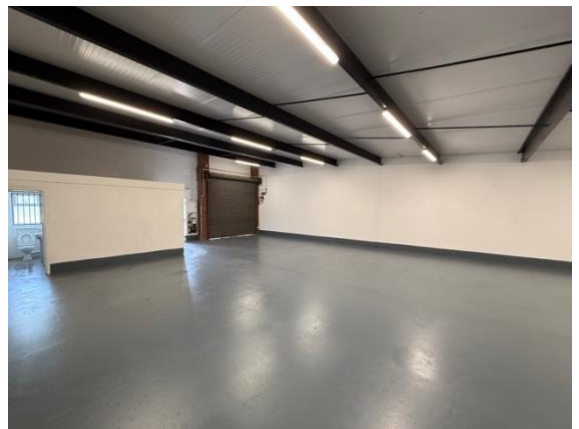
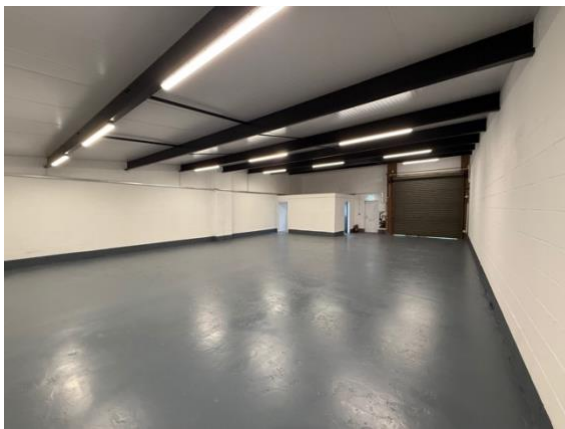
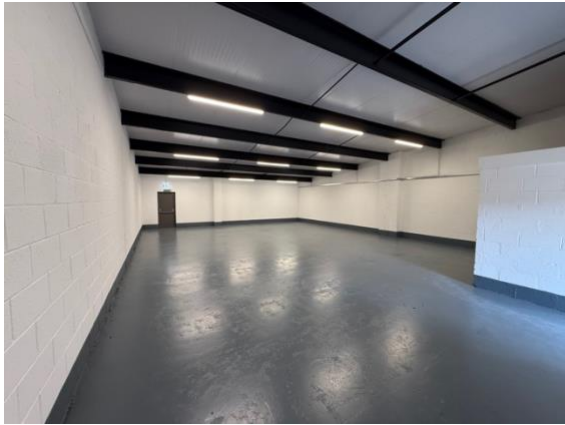
EPC rating – D89.
Certificate available upon request.

Viewing

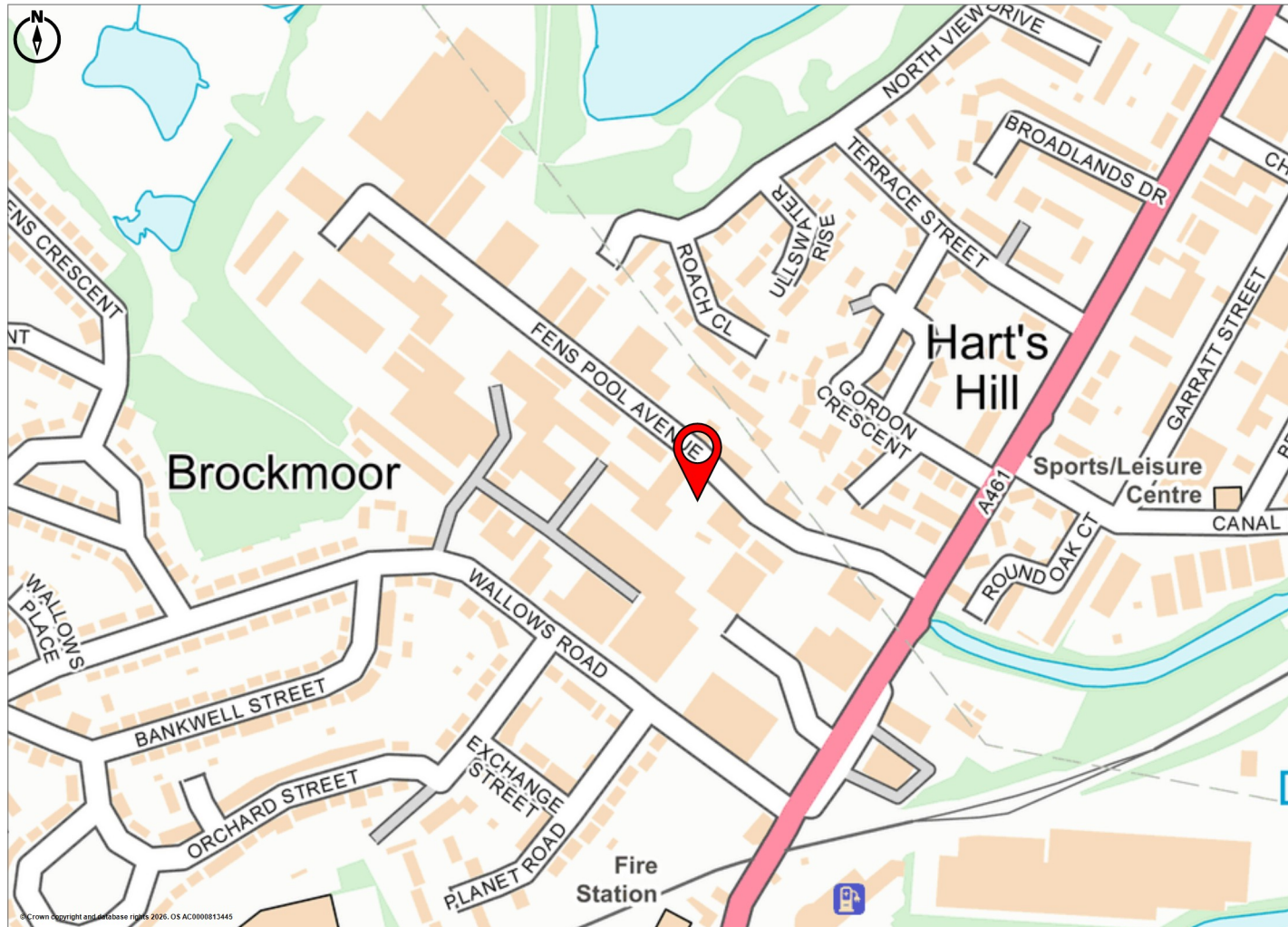
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● LANDMARK INFORMATION

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