



**CHARTERED SURVEYORS**

Grazebrook House • Peartree Lane • Dudley • West Midlands DY2 0XW

**On the instructions of A.E. Hawkins Limited**

**TO LET**

**YARDS/OPEN STORAGE**

**A.E. HAWKINS TRANSPORT VILLAGE  
STALLINGS LANE  
KINGSWINFORD  
DUDLEY  
WEST MIDLANDS  
DY6 7JS**

- \* Yards up to 3 Acres (1.21 Hectares) approx. available \***
- \* Additional Offices of 3,000 sq.ft. (278.81m<sup>2</sup>) available \***
- \* Ideally suited for Haulage operators, on site services to include:-**
  - H.G.V Vehicle Wash**
  - Fuel Station**
  - Canteen**
  - H.G.V./Plant Training**
  - Short Stay Lorry Parking \***

## **LOCATION**

The site is located at the junction of Stallings Lane and Oak Lane, Kingswinford (location plan attached). Kingswinford Town Centre is within 1½ miles. The Dudley Southern By Pass is within 3 miles. The Motorway Network is accessible via Junction 2 of the M5 at Oldbury.

## **DESCRIPTION**

Concrete/rough surfaced **YARDS** of up to 3 acres (1.21 hectares) approx. are available. An indicative site plan detailing the proposed development is attached. Access is available via Stallings Lane and Oak Lane.

## **RENTS**

The guide rent for a one acre (0.4 hectares) yard is £25,000 per annum exclusive.

## **V.A.T.**

V.A.T. may be levied on the rent etc.

## **LEASE TERMS**

Available with the benefit of a new Lease for up to 10 years. The Lease will incorporate a rent review (upwards only) at the end of years 3 or 5. The Lease may incorporate a service charge facility to cover the repair/maintenance of all common areas including security. The Lease will be contracted out of the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

## **RATING ASSESSMENTS**

To be separately assessed upon occupation.

## **VIEWING**

Strictly via the Sole Agents SELLERS (01384) 456789.