



Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

TO LET

UNIT N

THE WALLOWS INDUSTRIAL ESTATE

FENS POOL AVENUE

BRIERLEY HILL

WEST MIDLANDS

DY5 1QA

*** 634 sq.ft (58.92m²) Gross Internal Area approx ***

*** Flexible Terms ***

*** £75 per week inclusive of Rent, Service Charge and Buildings
Insurance Premium ***

LOCATION

The property forms part of the Wallows Industrial Estate located within 1 mile of the Merry Hill Centre and Brierley Hill Town Centre (see location plan attached). The Motorway Network is accessible via Junction 2 and 3 of the M5, at Oldbury and Quinton respectively.

DESCRIPTION

The property comprises a modern single storey workshop with brick/blockwork walls surmounted by a pitched tiled roof. Access is via a Roller Shutter Door and single pedestrian door. Height to ceiling, circa 10'9" (3.3m). A toilet with wash hand basin and electric water heater is located to the rear of the property. 2 No. car parking spaces.

ACCOMMODATION

634 sq.ft. (58.92 sq.m) Gross Internal Area approx.

SERVICES

All mains services are connected.

RATING ASSESSMENT

Rateable Value : £3,000.

U.B.R. 46.2 p in the £ (2008/09).

LEASE TERMS

Available with the benefit of a new Lease or Licence for a term to be agreed. The occupier will be responsible for all repairs/decorations.

RENT

£75 per week inclusive of rent, service charge and buildings insurance premium.

FIXTURES AND FITTINGS

All usual Tenants fixture and fittings and those not mentioned in these particulars are expressly excluded from the letting.

VAT

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

LEGAL COSTS

Each Party to be responsible for their own legal costs.

VIEWING

Strictly via the Sole Agents SELLERS (01384) 456789.

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