

# TO LET



**FISHER STREET BUSINESS  
CENTRE  
FISHER STREET  
TIPTON  
WEST MIDLANDS  
DY4 7RQ**

- ❖ **INDUSTRIAL UNITS**
- ❖ **POPULAR ESTATE**
- ❖ **SUIT VARIETY OF BUSINESS USES**

## LOCATION

Fisher Street Business Centre is located at the junction of Fisher Street and Coneygre Road, a short distance from the A.461 Dudley Road with easy access to the Burnt Tree Intersection with New Birmingham Road leading to junction 2 of the M5 Motorway at Oldbury and Birmingham New Road leading to Wolverhampton City Centre to the north.

## DESCRIPTION

Fisher Street Business Centre comprises a series of industrial units arranged around a communal courtyard with palisade gated access off Fisher Street. The units incorporate 3 phase electricity. There are communal toilet facilities on site.

Reproduced 14.6.17

Regulated by RICS

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**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

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## SCHEDULE OF AVAILABLE UNITS

<u>UNIT</u>	<u>AREA</u>		<u>RENT PER ANNUM</u>
	<u>SQ.FT.</u>	<u>SQ.M.</u>	
1	1,500	139.3	£ 5,200 pa + maintenance charge
16	557	51.7	£ 3,000 pa + maintenance charge

### LEASE

The premises are offered by way of new lease for a term of 3 years under the provisions of the Landlord & Tenant Act 1954 (Part II) as amended on the Landlords standard business lease terms.

### LEGAL COSTS

Each tenant to be responsible for payment of their own legal costs.

### REFERENCES

The intending applicant will be required to supply 3 references to include one Bank and 2 Business/trade references. Personal guarantees may be required.

### V.A.T.

The Agents are advised VAT is applicable to this transaction.

### ENERGY PERFORMANCE CERTIFICATE

EPC available.

### SERVICES

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification.

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## VIEWING

By strict appointment only with the Sole Agents:

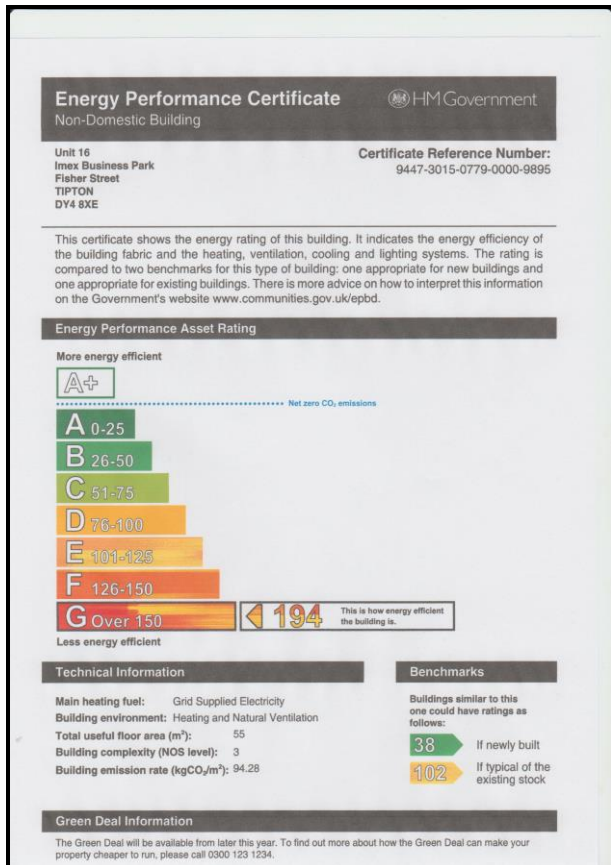
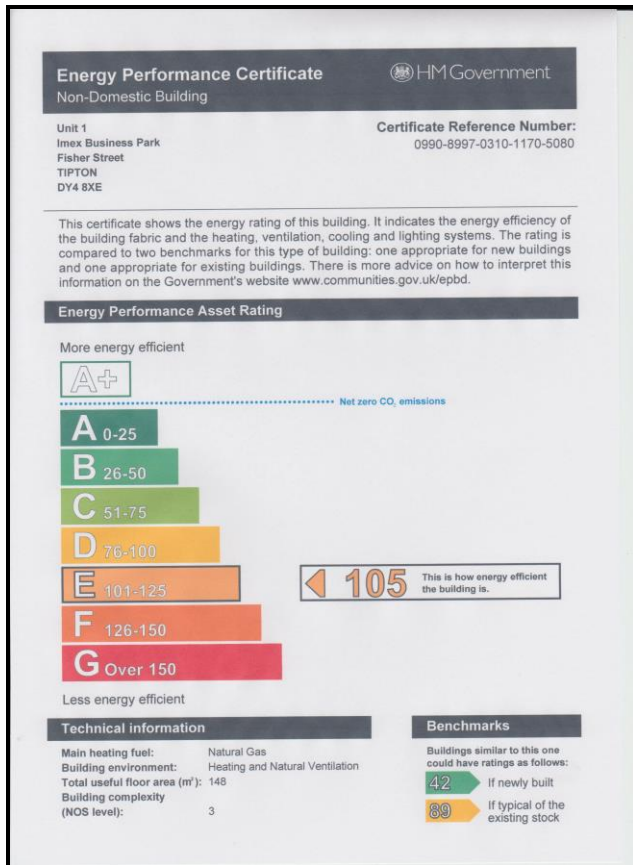
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## SUBJECT TO CONTRACT



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