

TO LET



**WALLOWS INDUSTRIAL
ESTATE
FENS POOL AVENUE
BRIERLEY HILL
WEST MIDLANDS
DY5 1QA**

* **UNITS AVAILABLE - 525 SQ.FT. (48.8 SQ.M.)**

* **RENT FROM £60.00 PER WEEK (EX)**

LOCATION

The Units are situated on the well established Wallows Industrial Estate in Fens Pool Avenue, Brierley Hill, close to many other businesses including Warehousing and manufacturing. Fens Pool Avenue leads off the main Dudley to Brierley Hill Road with the Merry Hill Centre and Offices Development at The Waterfront being approximately ½ a mile distant.

DESCRIPTION

The Units are contained in modern single storey blocks of cavity brick construction with pitched concrete interlocking tiled roofs, and having access via concrete forecourts.

Produced 7.4.17

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

WALLOWS IND. EST., FENS POOL AVENUE, BRIERLEY HILL

<u>UNIT</u>	AREA		<u>RENT £/WK YEAR 1</u>	<u>RENT £/WK YEARS 2 + 3</u>	<u>2017 RATEABLE VALUE</u>
	<u>SQ.FT.</u>	<u>SQ.M.</u>			
T	525	48.8	£ 60.00	£ 75.00	£2,750
W	525	48.8	£ 60.00	£ 75.00	£2,750
* All rents quoted are exclusive of rates/outgoings					7.7.17

ACCOMMODATION

The Units comprise solid floors, block walls, W.C., roller shutter doors to front elevation and personnel access door.

RENTAL TERMS

The units are available on standard Landlord & Tenant Act Business Tenancies, minimum term 3 years.

LEGAL COSTS

Both parties to pay their own respective legal costs incurred in the transaction.

REFERENCES

3 references to include one Bank reference and 2 Business or trade references may/will be required from intending applicants. These will be forwarded to the Landlord for approval.

SERVICES

Mains drainage, water, electricity and gas are available and connected to the Units.

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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V.A.T.

All rentals/purchase prices or other out goings are exclusive of, but may be liable to, V.A.T.

VIEWING

By appointment only with the Sole Agents:

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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