TO LET

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

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

* **RENT £350.00 PER CAL MONTH (EX)**

LOCATION

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

Produced 25.9.19

Regulated by RICS

JOHN EMMS
COMMERCIAL
CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

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

UNIT	AREA SQ.FT.	SQ.M.	RENT PER CAL MONTH	RENT PER ANNUM	2017 RATEABLE VALUE
X	525	48.8	£350.00	£4,200.00	£2,750
* All rents quoted are exclusive of rates/outgoings					25.9.19

ACCOMMODATION

The Unit comprises solid floor with fitted carpet, panelled block walls, W.C., roller shutter door to front elevation and personnel access door.

RENTAL TERMS

The unit is 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 are available and connected to the Unit. Gas is available and requiring reconnection.

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.

EPC RATING

F

V.A.T.

Not applicable to this transaction.

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

VIEWING

By appointment only with the Sole Agents:

John Emms Commercial

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SUBJECT TO CONTRACT