

# TO LET



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

❖ **INDUSTRIAL UNIT 935 SQ.FT. (86.8 SQ.M.)**

❖ **RENT £145.00 PER WEEK (EX)**

❖ **AVAILABLE FROM 1<sup>ST</sup> DECEMBER 2021**

## LOCATION

The unit is situated on the well established Wallows Industrial Estate in Fens Pool Avenue, Brierley Hill, West Midlands 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 within a modern single storey block being of cavity brick construction with pitched concrete interlocking tiled roof, and having access via concrete forecourt.

Produced 29.9.21

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



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

Tel : 01384 257284

**UNIT H, WALLOWES IND. ESTATE, FENS POOL AVENUE, BRIERLEY HILL**

<u>UNIT</u>	<u>AREA</u> <u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>	<u>RENT £/WK</u>	<u>RENT £/PA</u>	<u>2017 RATEABLE</u> <u>VALUE</u>
H	935	86.8	£145.00	£7,500	£4,400

\* All rents quoted are exclusive of rates/outgoings

**ACCOMMODATION**

The property comprises solid floor, block walls, W.C., roller shutter door to front elevation, personnel access door and suspended gas fired blower heater (not connected).

**RENTAL TERMS**

The property is available on a standard Landlord & Tenant Act Business Tenancy - minimum term 3 years on full repairing and insuring terms.

**LEGAL COSTS**

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

**REFERENCES**

3 references to include one Bank and 2 Business/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 to the property.

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.

**ENERGY  
PERFORMANCE  
CERTIFICATE**

Attached to these particulars.

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**RENT DEPOSIT**

One months rent equivalent sum i.e. £625.00.

**V.A.T.**

We are advised VAT is not applicable to this transaction.

**VIEWING**

**By appointment only with the Sole Agents:**

**John Emms Commercial**

**Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website : [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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