TO LET



UNIT 2
DAWLEY BROOK ROAD
KINGSWINFORD
WEST MIDLANDS
DY6 7BD

- **❖ RENT FROM £5.62 PER SQ.FT.**
- ❖ GIA 8,889 SQ.FT. (825.8 SQ.M.) PLUS MEZZANINE DECK
- ESTABLISHED TRADING ESTATE ON EDGE OF KINGSWINFORD
 UNIT AVAILABLE AS FROM JANUARY 2024

LOCATION

Dawley Brook Road is located just off the A.491 Moss Grove on the outskirts of Kingswinford. The Estate comprises a development of industrial and warehouse units conveniently placed for access to other Black Country towns. Wolverhampton City Centre is approximately 7 miles distant.

DESCRIPTION

The premises comprises 2 interconnecting bays of portal frame construction and steel sheeted insulted lined roof. Concrete floor, suspended gas blower heater, compressed airline. Eaves height 12'2" ridge 19'2". The internal accommodation comprises.

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UNIT 2, DAWLEY BROOK ROAD, KINGSWINFORDCont'd.

ACCOMMODATION

Having concrete floor, pitched lined roof, 2 suspended gas blower heaters, compressed airline, 3 phase electricity, gents toilets, mess room, 2 electrically operated roller shutter doors to gable elevation plus personnel access door.

Front Bay	4422	410.8
Rear Bay	<u>4467</u>	<u>415.0</u>
	8889	825.8
Plus Mezzanine Deck	652	60.5

GROSS INTERNAL AREA (including Mezzanine) 9,541 SQ.FT. 886.3 SQ.M.

EXTERNALLY

Tarmacadamed frontage with steel palisade front gate and access from junction of Dawley Brook Road with Wartell Bank. The property has security shutters to windows and personnel doors and security alarm system

RATEABLE_VALUE £26,250.

TENURE

The property is available on a new lease to be created within the provisions of the Landlord & Tenant Act 1954 (Part II) i.e. a business tenancy for a minimum term of 3 years on FRI terms.

RENT

£50,000.00 per annum (exclusive of rates and other outgoings)

REFERENCES

The ingoing tenant will be required to supply not less than 3 references to include 1 bank and 2 business/trade references. These will be forwarded to the Landlord for approval prior to instructing solicitors.

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UNIT 2, DAWLEY BROOK ROAD, KINGSWINFORDCont'd.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars are included in the sale, all other items being expressly excluded. The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose.

V.A.T.

We are advised VAT is not applicable to this transaction.

VIEWING By strict appointment with the sole Agents :-

John Emms Commercial

Tel: 01384-257284

Email: john@johnemmscommercial.co.uk Website: www.johnemmscommercial.co.uk

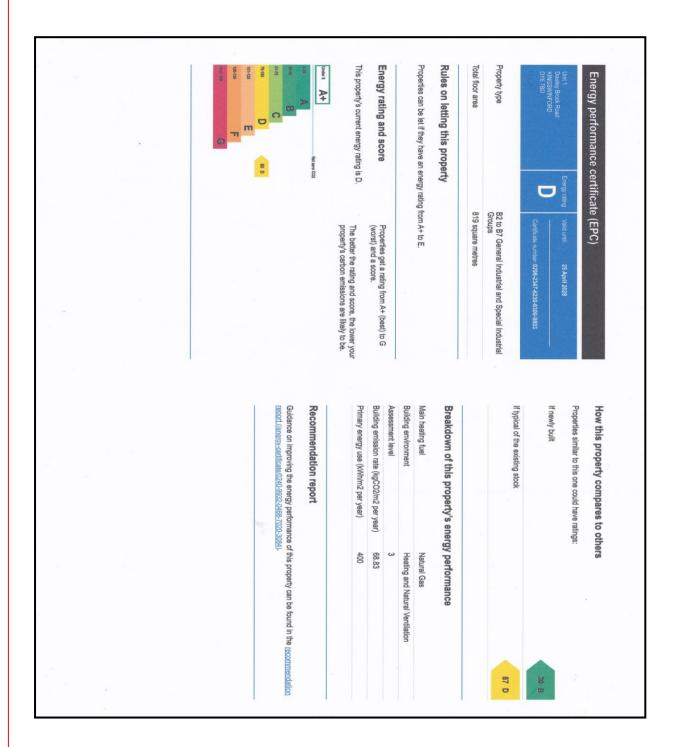
SUBJECT TO CONTRACT

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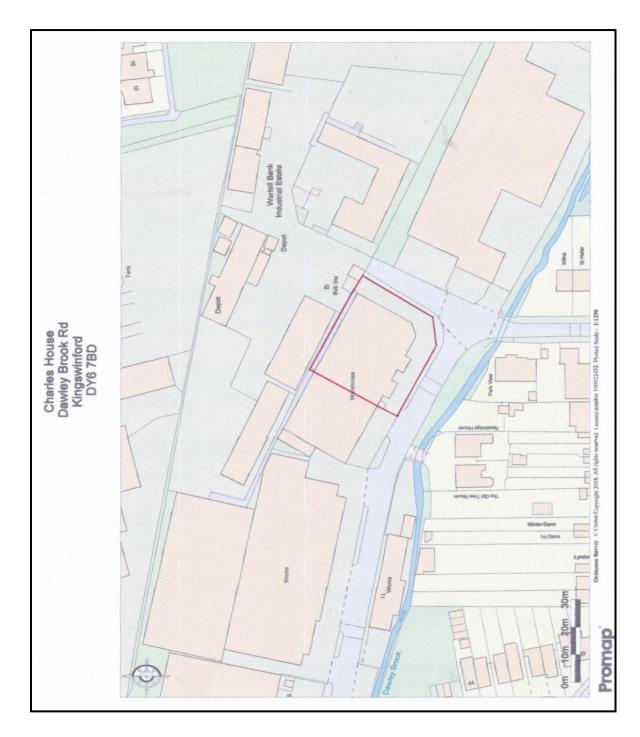


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