

# 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 insulated lined roof. Concrete floor, suspended gas blower heater, compressed airline. Eaves height 12'2" ridge 19'2". The internal accommodation comprises.

Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

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Tel : 01384 257284

## **UNIT 2, DAWLEY BROOK ROAD, KINGSWINFORD .....Cont'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.

<u>Front Bay</u>	<u>4422</u>	<u>410.8</u>
<u>Rear Bay</u>	<u>4467</u>	<u>415.0</u>
	<u>8889</u>	<u>825.8</u>
 <u>Plus Mezzanine Deck</u>	 <u>652</u>	 <u>60.5</u>
 <u>GROSS INTERNAL AREA (including Mezzanine)</u>	 <u>9,541 SQ.FT.</u>	 <u>886.3 SQ.M.</u>

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

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

### **SUBJECT TO CONTRACT**

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## UNIT 2, DAWLEY BROOK ROAD, KINGSWINFORD .....Cont'd.

Energy performance certificate (EPC)		
Unit 1 Dawley Brook Road KINGSWINFORD DY6 7BD	<b>D</b> Energy rating	Valid until <b>25 April 2028</b> Certificate number: 0298-234-4230-0300-9803
<b>Property type</b> B2 to B7 General Industrial and Special Industrial Groups	<b>Total floor area</b> 819 square metres	
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b> This property's current energy rating is D.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
<b>How this property compares to others</b> Properties similar to this one could have ratings: If newly built If typical of the existing stock		
<b>Breakdown of this property's energy performance</b>		
Main heating fuel	Natural Gas	
Building environment	Heating and Natural Ventilation	
Assessment level	3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	66.83	
Primary energy use (kWh/m <sup>2</sup> per year)	400	
<b>Recommendation report</b> Guidance on improving the energy performance of this property can be found in the <a href="#">recommendation report</a> (energy-certificate/0240-9932-0468-7020-3084).		

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