TO LET

UNIT 1
DAWLEY BROOK ROAD
KINGSWINFORD
WEST MIDLANDS
DY6 7BD

- **GIA 6,518 SQ.FT. (605.5 SQ.M.)**
- **ESTABLISHED TRADING ESTATE ON EDGE OF KINGSWINFORD**
- **AVAILABLE IMMEDIATELY**

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, Robur gas heater and gas central heating to offices. Eaves height 12'2" ridge 19'2". The internal accommodation comprises.

UNIT 1, DAWLEY BROOK ROAD, KINGSWINFORD .....Cont'd.

ACCOMMODATION

Having concrete floor, pitched lined roof, 3 phase electricity, gents and ladies toilets, internal offices, work rooms. Electrically operated roller shutter door to front elevation plus personnel access door.

GROSS INTERNAL AREA **6,518 SQ.FT.** **605.5 SQ.M.**

EXTERNALLY

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

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.

RATEABLE VALUE From 1st April 2026 £22,750.

RENT

£45,000.00 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.

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 Joint Agents :–

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

Or

Hexagon Commercial Property

Tel : 01384 374888

SUBJECT TO CONTRACT

UNIT 1, DAWLEY BROOK ROAD, KINGSWINFORD .....Cont'd.

Energy performance certificate (EPC)

Unit 1 Dawley Brook Road KINGSWINFORD DY6 7BD	Energy rating **D**	Valid until:	**25 April 2028**
		Certificate number:	**0298-2347-6230-0300-9803**

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	819 square metres

Rules on letting this property

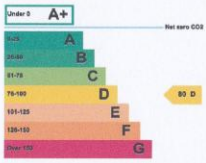
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's 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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built — 30 B

If typical of the existing stock — 87 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	68.83
Primary energy use (kWh/m2 per year)	400

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0240-9932-0468-7020-3084).

UNIT 1, DAWLEY BROOK ROAD, KINGSWINFORD .....Cont'd.

Regulated by RICS

JOHN EMMS COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

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