

Chartered
Surveyors



Property
Consultants

SJ/JS

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**TO LET
WAREHOUSE/STORAGE PREMISES**

**STATION STREET
DARLASTON
WEST MIDLANDS
WS10 8BW**



LOCATION: The property is situated adjoining the Storage King Storage facility on Station Street close to its junction with the A4038 Walsall Road. The property is situated within a mile of both Junctions 9 and 10 of the M6 Motorway and within two miles of Walsall town centre.

DESCRIPTION: The property comprises a Warehouse which is part of a larger factory unit. It is of part block and part profile clad elevation with profile clad Belfast style roof. The occupier would have the benefit from 24 hour access to the site but will not have any external car parking or yard space.

ACCOMMODATION: WAREHOUSE with concrete floor, roller shutter loading door 14ft 10ins wide x 14ft 7ins high and has a minimum working height of 22ft 2ins. Shared toilets.

TOTAL GROSS INTERNAL FLOOR AREA : APPROXIMATELY 7,698 SQ.FT (715.17 SQ.M).

SERVICES: Mains electric is available to the property.

RATING DATA: The rental for the premises is inclusive of Business Rates.

SJ/JS/25.11.2014



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STATION STREET
DARLASTON

TERMS:

The property is available to rent by way of a new three year full repairing and insuring lease where the rental will be inclusive of electricity and business rates.

VAT:

We understand that VAT will be payable upon the annual rent.

TOWN PLANNING:

The premises have been used for storage which are thought most appropriate. Interested parties are advised to make their own enquiries of the Local Authority Planning Department.

ENERGY PERFORMANCE CERTIFICATE:

We are advised that the property is for storage purposes only an EPC will not be required.

REFERENCES:

The Incoming tenant will be required to supply references to be taken up by the landlord's agent for a non returnable fee of £75.00.

COSTS:

An incoming tenant will be required to pay the landlord's reasonable legal costs in connection with the preparation of the agreement.

VIEWING:

Contact FRASER WOOD COMMERCIAL ON 01922 629000.

N.B. Rents and Prices quoted may be subject to VAT.

CONDITIONS UNDER WHICH PARTICULARS OF THIS PROPERTY ARE ISSUED. Fraser Wood Commercial, for themselves and the Vendor/Lessor of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a Contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fraser Wood Commercial, or the Vendor/Lessor. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. (4) Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor/Lessor does not make or give, and neither Messrs. Fraser Wood Commercial, nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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