Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323



UNIT 6 THE WALLOWS INDUSTRIAL ESTATE, FENS POOL AVENUE, BRIERLEY HILL, DY5 1QA

TO LET

WORKSHOP / STARTER UNIT
WITH YARD

SIZE
1,448 SQ FT (134.5 SQ M)

TO LET
£16,500 PAX

- Refurbished Workshop / Starter Unit
- Large side yard
- Prominent location in the heart of the Black Country
- Internal office area

Location

The property is situated on the Wallows Industrial Estate off the A461 Stourbridge Road to the north of Brierley Hill town centre and close to the Merry Hill Shopping complex. The M5 motorway is approximately 5 miles to the east providing access to both Junction 2&3.

Description

The property was constructed in the mid 80s and provides 1,448 sq ft of industrial space with an integral office & toilet. It also benefits from a large fenced adjoining yard.

The unit was comprehensively refurbished in 2022.

Accommodation

Warehouse (Inc. ancillary office / toilet block)	1,448 sq ft (GIA)

Terms

To Let - £16,500 pax

Rating Assessment

Rateable Value: £10,500
U.B.R: 49.9P in the £ (2025/2026)

* The property may qualify for 100% small business rates relief.
* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

V.A.T.

The building is V.A.T. registered.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

Please contact the agents for further details.

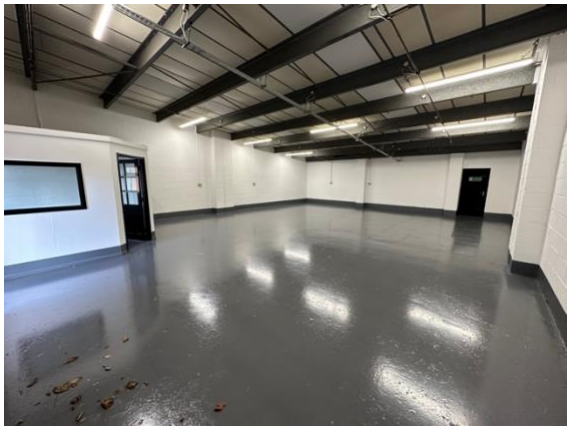
Viewing

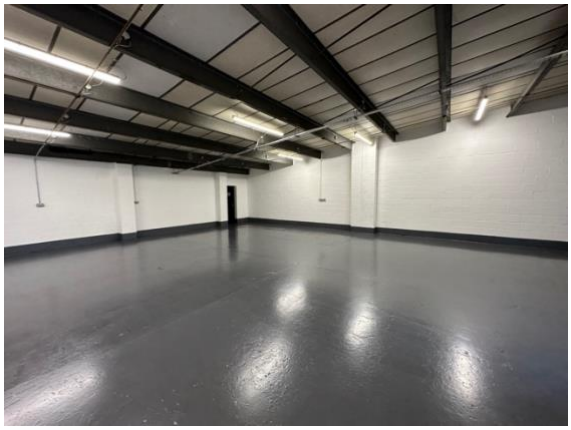
Please contact the sole agents Michael Johnson and Co. on the following details:

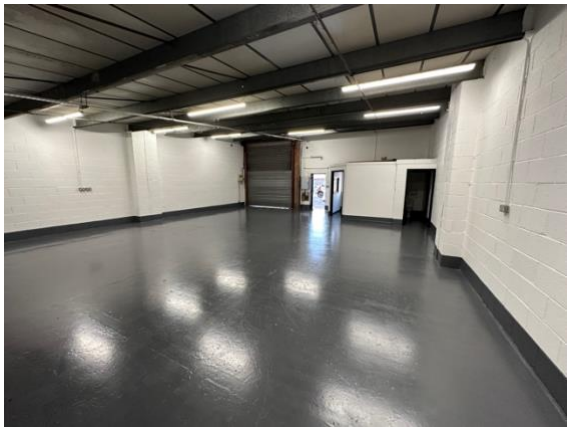
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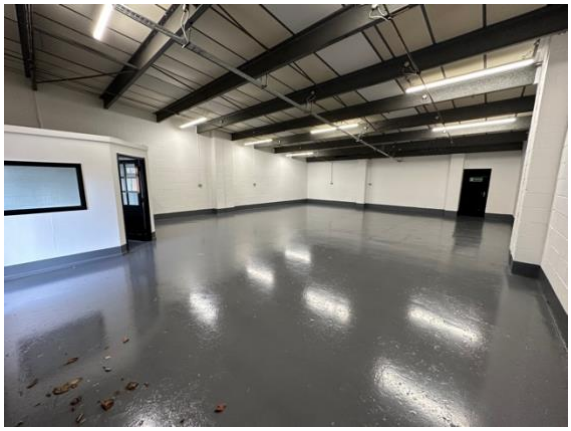
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