



hexagonTM
commercial property



- PERFECT STARTER/STORAGE UNIT
- ALLOCATED PARKING
- EXCELLENT ACCESS
- ROLLER SHUTTER DOOR

INDUSTRIAL

609 SqFt (57 SqM)

£7,200 per annum

Unit 0 The Wallows IE, Brierley Hill, DY5 1QA

TO LET



hexagonTM
commercial property

Description

The unit, which covers approx 609 sq ft, is clean and well presented. The unit consists of WC, roller shutter door and 3-phase electricity, office and benefits from allocated parking in front and fully serviced communal forecourt. Would suit various business requirements, but no motor trade is accepted.

Location

The Wallows Industrial Estate is a popular and vibrant estate situated off Fenspool Avenue off the A461 being a busy thoroughfare linking Brierley Hill and Dudley. The area benefits from excellent access to Brierley Hill, the Merry Hill Centre, Dudley and the Black Country.

Accommodation

Warehouse - 609 Sq Ft

Rates

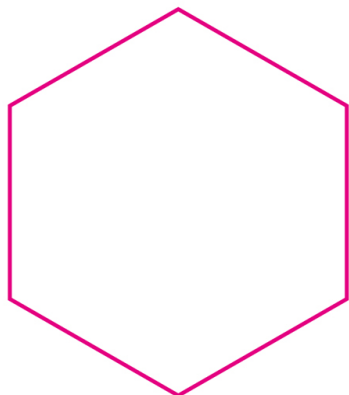
Service Charge to be levied, please contact agents for further details.

Rateable Value - £4,300

It is understood that the unit will benefit from 100% small business rate relief, however, confirmation should be sought from the relevant local authority.

Terms

The premises are offered by way of a new lease on terms to be agreed.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property