



hexagonTM
commercial property



- PERFECT STARTER/STORAGE UNIT
- ALLOCATED PARKING
- NO MOTOR TRADE
- AVAILABLE IMMEDIATELY

INDUSTRIAL

609 Sq Ft (56 Sq M)

£7,200 plus VAT per annum

Unit M Wallows IE, Brierley Hill, DY5 1QA

TO LET



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Description

The unit, which covers approx 630 sq ft, is clean and well presented. The unit consists of two WCs, roller shutterdoor and benefits from allocated parking in front and fully serviced communal forecourt. Would suit various business requirements.

Location

The Wallows Industrial Estate is a popular and vibrant estate situated on Fens pool Avenue off the A461 being a busy thoroughfare between 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 (inc. WC)

Rates

Rateable Value - £4,100

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

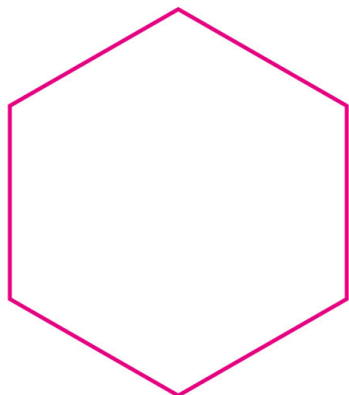
Terms

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

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

Lease Fee - £350 plus VAT

Application Fee - £66 plus VAT



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