

Unit 23 Darlaston Central Trading Estate, Darlaston, WS10 8XB



**TO LET**  
**Warehouse Premises with Two Storey Offices**  
**Gross Internal Area: 7,105 ft<sup>2</sup> (660.08 m<sup>2</sup>)**

#### Location

The property is located on Darlaston Central Trading Estate which is accessed from Salisbury Street in Darlaston.

Walsall town centre is approximately 3 miles distant, and the nearest city is Wolverhampton approximately 6 miles distant.

National Motorway access is provided by Junction 9 or 10 of the M6, both approximately 2 miles distant.

#### Description

The property comprises a mid-terraced industrial/warehouse property of steel truss construction with a pitched roof incorporating glazing, brick elevations and a concrete floor.

Internally the property is lit by fluorescent strip lighting and vehicular access is provided via a roller shutter door to the front elevation. The minimum working height is approximately 4.4 metres.

The property benefits from two storey offices to the fore, which comprise of reception, kitchen, and WC facilities, with several cellular offices.

Externally, car parking/loading is provided in-front of the property

#### Accommodation

**Total (GIA) 7,105 ft<sup>2</sup> (660.08 m<sup>2</sup>) approximately.**

#### Terms

Available on a new FRI lease, with length to be agreed, at a quoting rental of £40,000 per annum (exclusive).

#### Service Charge

Not applicable.

#### VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

#### Rateable Value

**RV: £15,250**  
**Rates Payable: £7,320**

#### Energy Performance Certificate (EPC)

Available upon request from the agent.

#### Services

The property benefits from all main connections either on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

#### Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

#### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

