

INDUSTRIAL | TO LET

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UNIT 5 BARONS COURT TRADING ESTATE, WALSALL WOOD, WALSALL, WS9 9AQ
2,000 SQ FT (185.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Refurbished Warehouse with Roller Shutter Access, Secure Shared Yard and Excellent Natural Light on Established Trading Estate

- Neighbours: Screwfix, Lidl and Pets & Friends
 - Recently Refurbished Estate
 - Self Contained Unit
 - Full Height Roller Shutter Door
 - Generous Eaves Height
 - Excellent Natural Light
 - Secure Gated Yard
 - On Site Parking
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DESCRIPTION

Barons Court Trading Estate comprises six recently refurbished warehouse units prominently situated on Walsall Road within the Walsall Wood district of Walsall. The development benefits from ample off road car parking together with access to a secure yard area with gated entrance and CCTV security.

The subject property comprises a self contained industrial/warehouse unit of steel portal frame construction with profile metal clad elevations beneath a pitched roof incorporating translucent roof panels, allowing excellent levels of natural light throughout. Internally, the accommodation is predominantly open plan with a generous eaves height and exposed steel trusses.

Access is provided via a full height roller shutter loading door together with a separate pedestrian entrance. Externally, the unit benefits from a tarmacadam forecourt area suitable for loading, unloading and general circulation. Internally, the specification includes a solid concrete floor and painted blockwork walls. The property also benefits from a disabled WC facility with wash hand basin.

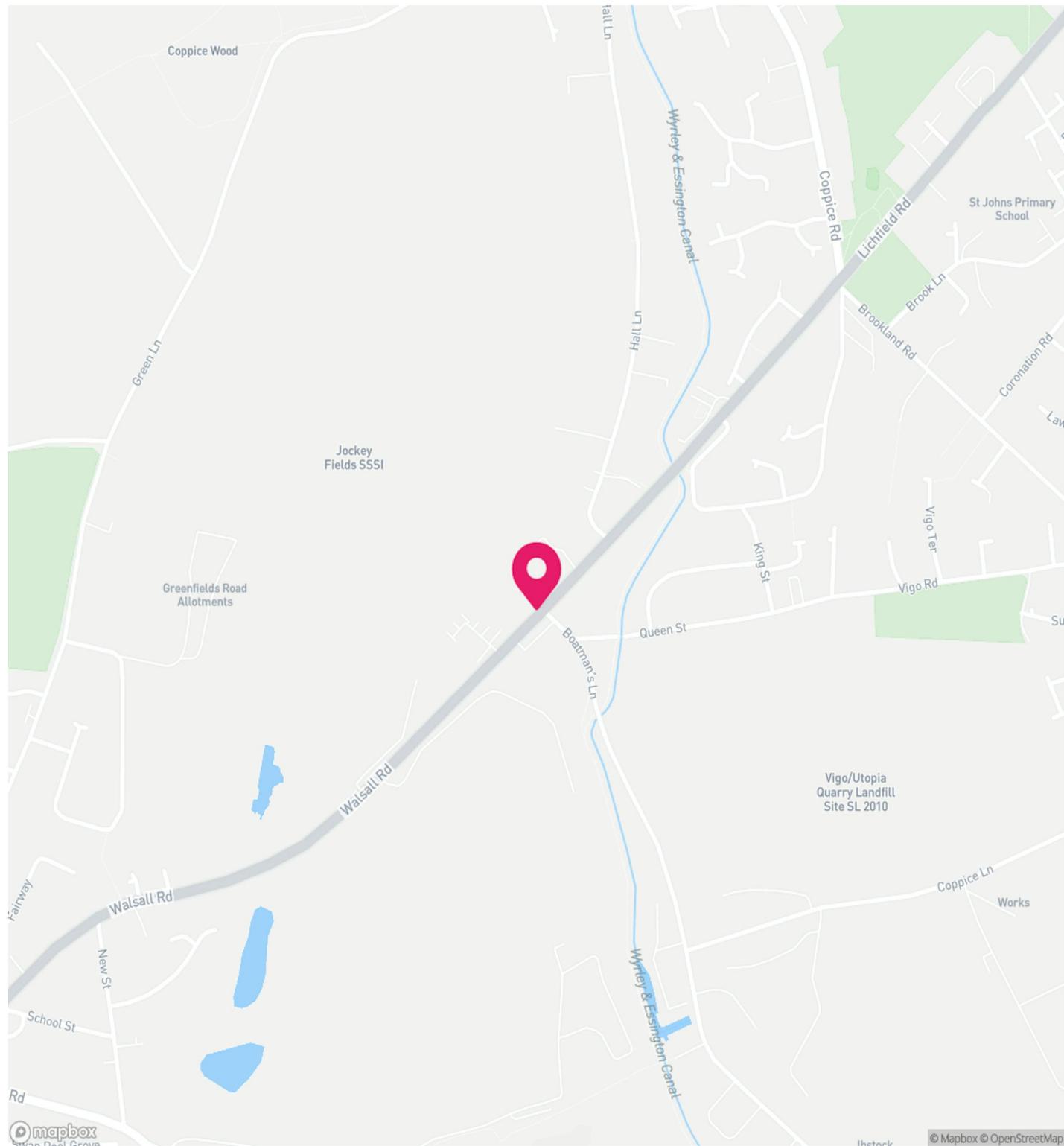
The unit is well suited to a range of industrial, storage, trade counter or workshop uses, offering modern and functional accommodation within a secure and accessible estate location.

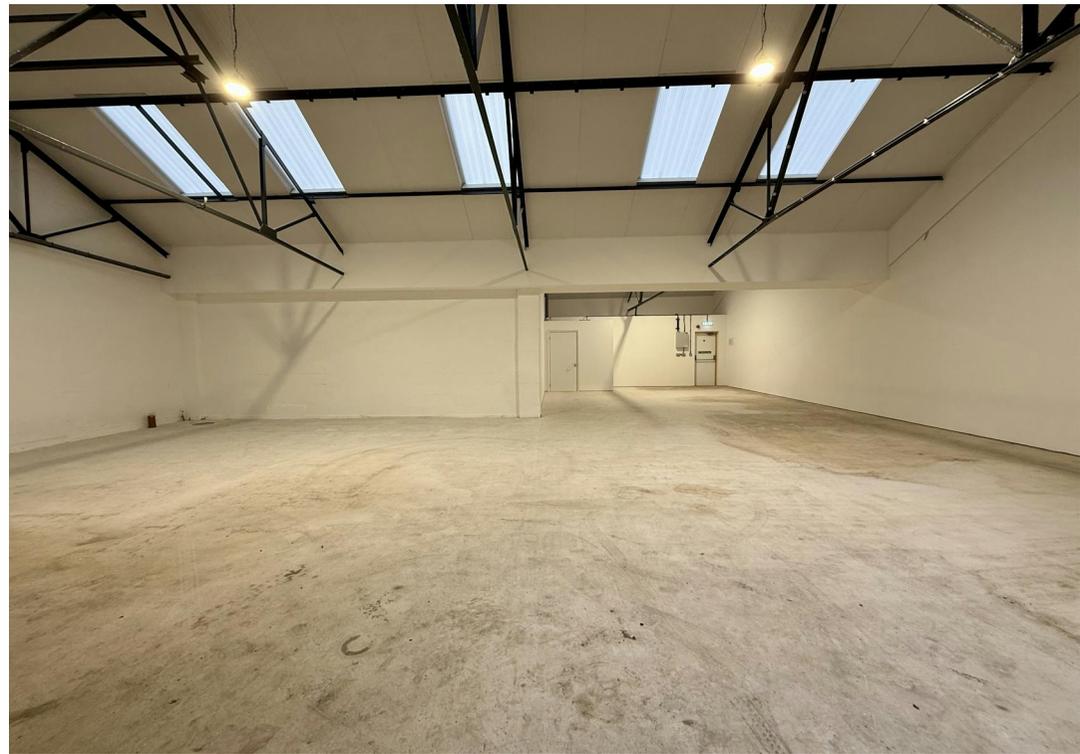


LOCATION

The premises occupy a prominent position on the busy Walsall Road (A461), within the well established Walsall Wood district of Walsall.

Walsall Road (A461) serves as a key arterial route, providing direct access south-west to Walsall Town Centre and north towards Lichfield City Centre. Walsall Wood further benefits from excellent connectivity, being within easy driving distance of the M6 Toll Road and the A5, offering convenient access to the wider Midlands motorway network.





SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£20,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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