

INDUSTRIAL | TO LET

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UNIT 7 BARONS COURT TRADING ESTATE, WALSALL WOOD, WALSALL, WS9 9AQ
1,450 SQ FT (134.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Refurbished Industrial/Warehouse Unit on Established Trading Estate with Secure Yard, Car Parking and Excellent Road Links

- Neighbours: Screwfix, Lidl and Pets & Friends
- Prominent Walsall Road (A461) Location
- Recently Refurbished Accommodation
- Secure Gated Estate with CCTV
- Roller Shutter Loading Access
- Ample Off Road Car Parking
- Office & WC Facilities
- Excellent Access to A5 & M6 Toll
- Qualifies for Small Business Rates Relief



DESCRIPTION

Barons Court Trading Estate comprises six recently refurbished industrial/warehouse units prominently situated on Walsall Road within the Walsall Wood area of Walsall.

The development benefits from ample off road car parking together with access to a secure yard area, incorporating gated access 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, providing excellent levels of natural light throughout.

Internally, the accommodation is predominantly open plan and benefits from a generous eaves height, exposed steel trusses, solid concrete flooring and painted blockwork walls. The unit also incorporates office accommodation together with WC facilities and a wash hand basin.

Access is provided via a roller shutter loading door, with a separate pedestrian entrance. Externally, the property benefits from a tarmacadam forecourt providing convenient loading, unloading and circulation space.

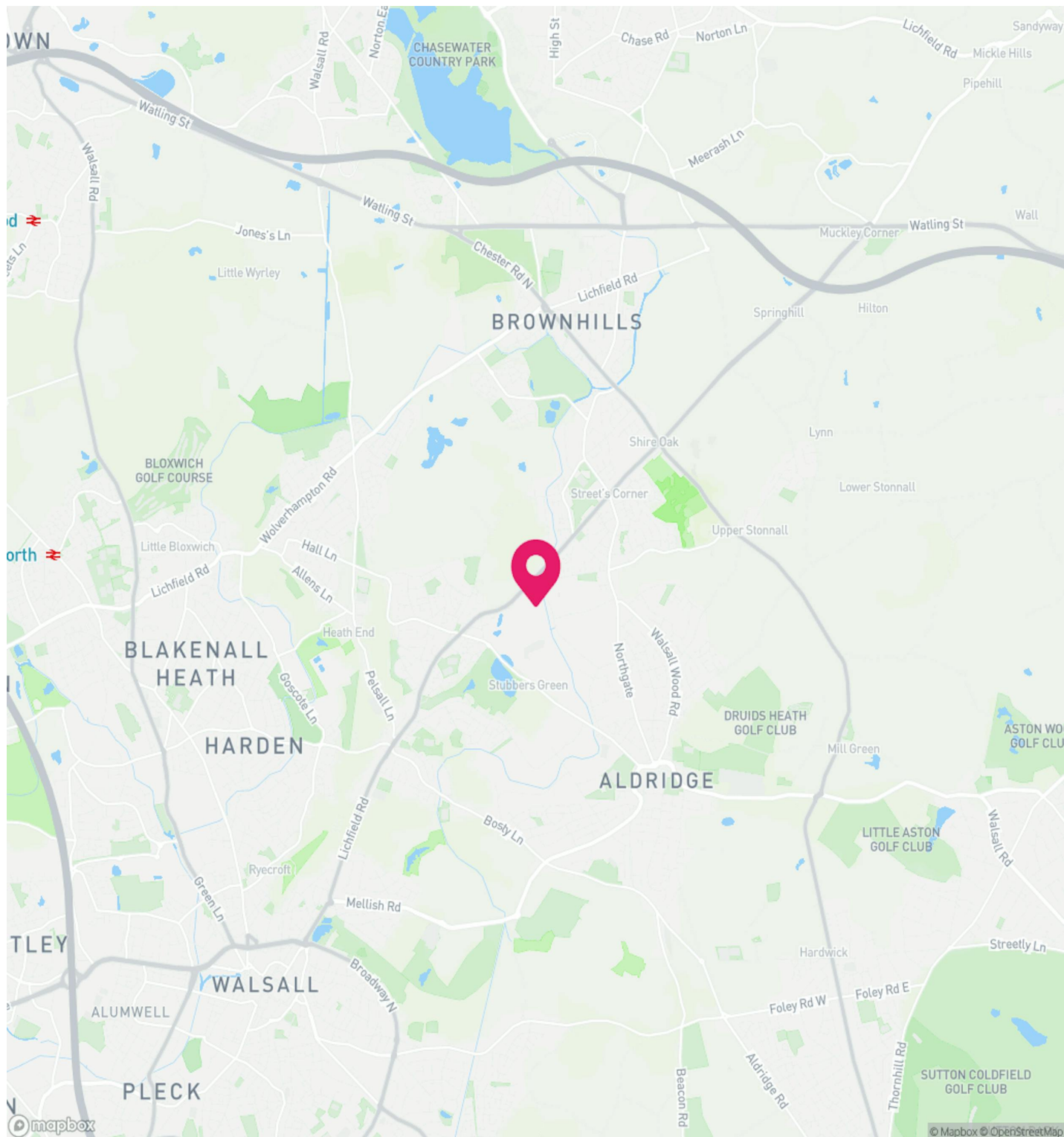
The property provides modern and functional accommodation within a secure and accessible trading estate and would be suitable for a variety of industrial, warehouse, storage, trade counter or workshop uses, subject to any necessary consents.

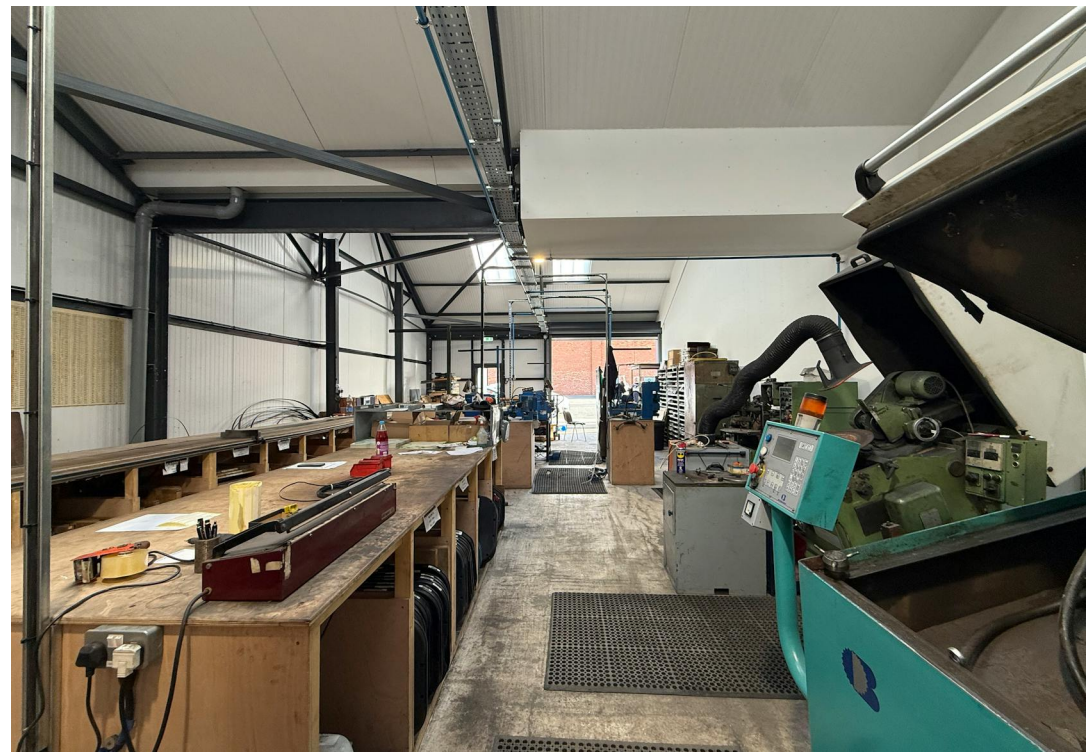


LOCATION

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.

BUSINESS RATES

Rateable Value: £8,100

The property may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Birmingham City Council to confirm their individual liability and entitlement to any relief.

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.

RENT

£14,500 per annum Available by way of sublease. The current lease expires on 31st December 2030 and contains a tenant break option on 31st December 2028, subject to six months' prior written notice.

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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