

TO LET

UNIT 2 BESCOT POINT

BESCOT CRESCENT, WALSALL, WS1 4NN



INDICATIVE IMAGE

INDUSTRIAL/WAREHOUSE PREMISES

28,169 sq ft (2,617 sq m) (Approx. Total Gross Internal Area)

- Prominent roadside location
- 0.7 miles to J9 M6
- 5.5m to underside of haunch
- 4 ground level loading doors

DESCRIPTION

The property comprises a detached Industrial/Warehouse unit with two storey office and ancillary accommodation. The height to the underside of the haunch in the warehouse is 5.5 metres and loading is provided by four ground level roller shutter doors. Externally the site is fenced and accessed off both Wallows Lane and Bescot Crescent through a security barrier/gate. To the front of the building there are approximately 53 car parking spaces.

SERVICES

The agents have not tested any apparatus, equipment, fixture, fittings or services and cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their solicitor, surveyor, or contractor.

PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

ACCOMMODATION

	SQ M	SQ FT
Industrial warehouse	1,457.65	15,690
Ground floor office/ancillary	641.12	6,901
First floor office/ancillary	415	4,467
Mezzanine	103.22	1,111
TOTAL Approx. Gross Internal Area	2,616.99	28,169

BUSINESS RATES

We are advised by the Valuation Office Agency website that the property is listed with a "Workshop and premises" description and a rateable value (1st April 2023) of £105,000. This is not the amount payable and interested parties should check their exact liability with the local authority.

LEASE TERMS

A new Lease is available for a term of years to be agreed.

RENT

Contact the agents.

VAT

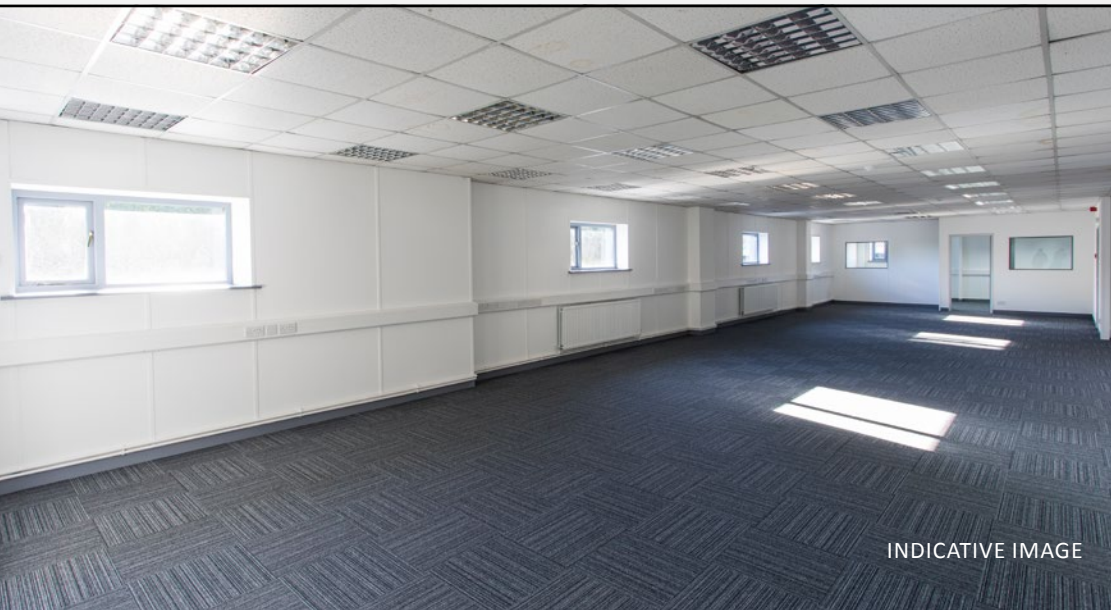
The rent may be subject to VAT at the prevailing rate.

SERVICE CHARGE

The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-68.



LOCATION

The property is located in a prominent roadside location at the junction of Broadway West (A4148) and Bescot Crescent. Bescot Retail Park is opposite the property with amenities including McDonalds, Farmfoods, JFT, and Matalan. Bescot railway station, Walsall F.C Stadium, Morrisons and Costa Coffee are also within a short walking distance. Junction 9 of the M6 is within 0.7 miles providing convenient access to the national motorway network with Walsall Town Centre approximately 2.4 miles to the north.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

POSTCODE: WS1 4NN



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: T2049 Date: 03/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

