

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



Unit 2C, Gallagher Industrial Estate
Stockton Close
Birchills, Walsall
WS2 8LH

5,318 Sq Ft (494.05 Sq M)

- ❖ ADJACENT TO WOLSELEY and CITY PLUMBING
- ❖ FORECOURT PARKING AND LOADING AREAS
- ❖ AVAILABLE ON NEW FRI TYPE LEASE
- ❖ LOCATED 2 MILES FROM JUNCTIONS 9 & 10 OF M6
- ❖ LARGE ROLLER SHUTTER DOORS FRONT & REAR
- ❖ EAVES HEIGHT 5.2M (17FT)



LOCATION

The property is located just off Green Lane (A34) on Stockton Close in a predominantly industrial area some 1 mile to the north of Walsall Town Centre. The Gallagher Industrial Estate being a well established commercial location.

Walsall lies approximately 9 miles to the north of Birmingham and about 6 miles to the east of Wolverhampton. Junction 10 of the M6 Motorway is about 2 miles and junction 9 being about 2.5 miles

DESCRIPTION

The property comprises a mid-terrace steel portal framed warehouse with part brick built/part glazed elevations beneath an insulated corrugated asbestos roof incorporating translucent light panels. Eaves height is approximately 5.2m (17ft) and the unit benefits from two roller shutters; one to the front and one to the rear.

Additionally there is an office block to the front of the property providing mainly open plan accommodation, and includes normal welfare provisions.

Externally, there is a tarmac surfaced car parking area and concrete surfaced loading forecourt at the front, and a secure common area service yard to the rear for loading.

SERVICES

Mains 3 phase electricity, water and drainage are all connected at the property. Interested parties should verify this for themselves. The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose.

FLOOR AREA

The Gross Internal Area is 5,318sq ft (494.05 sq m)

RENTAL

£42,500 per annum exclusive

All rentals etc are quotes exclusive of business rates, water rates, VAT, buildings insurance, service charge, and all other outgoings, etc. Rental to be payable quarterly in advance.

LEASE TERMS

The property is available by way of new FRI type lease for a term of years to be agreed.

POSSESSION

Full vacant possession can be offered upon completion of all legal formalities.

VAT

All rentals etc exclude the liability of VAT, which *may* be chargeable as an addition and at the appropriate rate prevailing.

LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

BUSINESS RATES

2023 Rateable value – £24,750

Rates payable 2025/26 using standard multiplier of 0.555p in the £ = £13,736.25. Small Business multiplier may apply, subject to status.

PLANNING

We understand that the property enjoys consent for light industrial and warehouse use. Any prospective tenant is advised to speak with the Local Authority for confirmation.

EPC

To be re-assessed following completion of landlords refurbishment works.

VIEWING

By appointment with the sole agent: -



Contact: Luke Neal or Chris White

Ref:2382/04/25

Notice & Conditions

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