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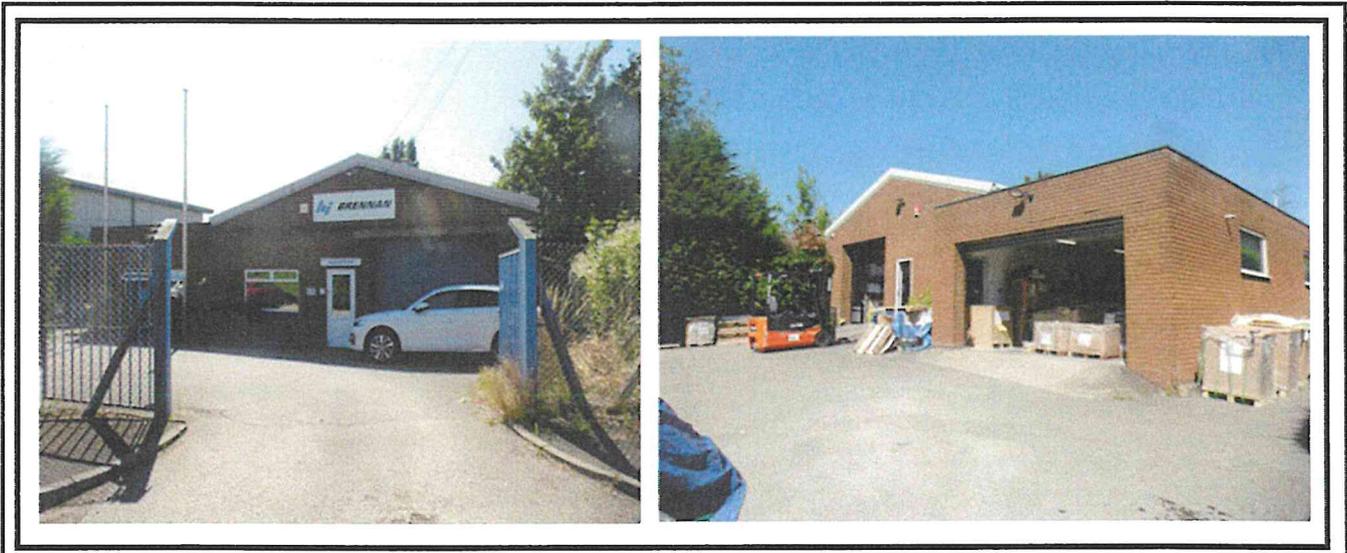


Property  
Consultants

SS/JH

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**TO LET/MAY SELL  
INDUSTRIAL PREMISES  
BENTLEY MILL CLOSE,  
WALSALL,  
WS2 0BN.**



**LOCATION:** The property is situated on the south eastern side of Bentley Mill Close, close to its junction with Bentley Mill Way, Walsall, within approximately a quarter of a mile of Junction 10 of the M6 Motorway, thereby providing access to the Midlands and National Motorway Networks.

**DESCRIPTION:** The property comprises a detached, single storey industrial premises consisting of offices and a warehouse occupying a self-contained site having a gated, tarmacadam surfaced car park at the front with a driveway to the left hand side leading to an enclosed, tarmacadam surfaced service yard at the rear.

**ACCOMMODATION:** Warehouse to right hand side having roller shutter door access from off both the forecourt and rear service yard. Integral ancillary accommodation including two offices/stores rooms, kitchen and toilets.

Further warehouse/stores having roller shutter door access off rear service yard.

Offices including front reception office, private office/meeting room, general office with server cupboard off, male and female toilets.

Gross Internal Floor Area approximately 3,567 sq.ft. (331.37 sq.m.) plus mezzanine stores within right hand side warehouse approximately 866 sq.ft. (80.45 sq.m.).



16, Lichfield Street, Walsall, WS1 1TS.  
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**SERVICES:** Usual mains services are believed to be connected or available to the property which has Three Phase electricity supply. A gas fired warm air blower heater is situated within the warehouse, while the offices have gas fired central heating with hot water radiators. No tests have been applied to any of the services or appliances.

**TOWN PLANNING:** The property is presently used as a warehouse and is thought suitable for either a similar use or for industrial purposes. Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

**TERMS:** The property is available to rent by way of a new five year full repairing and insuring lease or multiples thereof with rent reviews every five years. Alternatively consideration may be given to the sale of the property.

**TENURE:** Believed Freehold.

**COSTS:** The ingoing Tenant is to be responsible for the Landlord's reasonable legal expenses in connection with the preparation of the Agreement.

**REFERENCES:** The ingoing Tenant will be required to supply references to be taken up by the Landlord's Agent for a non-returnable fee of £75.

**ENERGY PERFORMANCE CERTIFICATE:** Currently awaited.

**VIEWINGS:** Contact Fraser Wood Commercial on 01922 629000.

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

SS/JH/25/08/2022

N.B. Rents and Prices quoted may be subject to VAT.

CONDITIONS UNDER WHICH PARTICULARS OF THIS PROPERTY ARE ISSUED. Fraser Wood Commercial, for themselves and the Vendor/Lessor of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a Contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fraser Wood Commercial, or the Vendor/Lessor. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. (4) Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor/Lessor does not make or give, and neither Messrs. Fraser Wood Commercial, nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.