



TO LET

INDUSTRIAL WAREHOUSE / MANUFACTURING UNIT & YARD

Heath Road, Darlaston, Wednesbury, West Midlands WS10 8LP



46,693 sqft

(4337 sqm) approx. Gross Internal Area

INDUSTRIAL WAREHOUSE/MANUFACTURING UNIT WITH OPEN STORAGE AREAS

COMPETITIVE RENTS AND FLEXIBLE TERMS AVAILABLE

SECURE GATED YARD AND PARKING AREAS





LOCATION

The property is located off Heath Road, Darlaston, a well-established industrial location with direct road links with the A41 Black Country Route ring road to the north linking to the M6 motorway (Junction 10) within less than 2 miles. The commercial centres of Wednesbury and Willenhall are easily accessible as is Wolverhampton (5 miles), Dudley (7 miles) and Birmingham Centre (12 miles)

DESCRIPTION

The property provides a multi-bay former manufacturing works of full height brickwork elevations surmounted by a steel truss roof surmounted by steel profile clad roof including translucent roof lights. The floors are of blockwork and concrete surface with internal height of 4.6m to the underside of the truss. Internal lighting is by way of LEDs, sodium box and suspended fluorescent strip lighting. There is heating to part by way of gas fired warm air blower heaters. Offices are provided over two storeys adjoining the eastern elevation of the property and ancillary offices within the warehouse, including WC facilities.

ACCOMMODATION

	SQM	SQFT
Warehouse	4,077.0	43,884.8
Offices	260.9	2,808.3
TOTAL GIA	4,337.9	46,693.1

AVAILABILITY

The property is available by way of an assignment or sub-letting of a lease dated 12th July 2022 for a period 15 years, expiring 20th July 2037 with a break clause effective 20th July 2032. Assignment of the term or a sub-lease for a period of years to be agreed available. Rental on application.





BUSINESS RATES

To be separately assessed

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

EPC Rating: D

MONEY LAUNDERING

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

VIEWING

Strictly by way of the sole agents:

HARRIS LAMB

Tel:	0121 455 9455
Contact:	Neil Slade / Ashley Brown
Email:	neil.slade@harrislamb.com or ashley.brown@harrislamb.com
Date:	July 2024

SUBJECT TO CONTRACT





