

TO LET

WAREHOUSE/FACTORY PREMISES WITH YARD



**UNIT 2, ASHMORE INDUSTRIAL ESTATE, MORGAN CLOSE,
WILLENHALL, WV12 4LH**

- Approximately 10,089ft² (937.29m²) Gross Internal Floor Area (GIA)
- Integral Offices
- Secure Service Yard
- Solar Panels

LOCATION

Morgan Close is situated on a well-established industrial estate accessed off Ashmore Lake Way which runs between Bloxwich Road South to the west and Clarkes Lane to the east.

Willenhall is the nearest town which is approximately ½ mile to the south of the site. Walsall Town Centre is approximately 2 miles to the east. Access to the national motorway network can be gained at J10 of the M6 which is approximately 2 miles to the south east.

DESCRIPTION

The premises comprise a modern warehouse constructed of a single span portal frame with profile sheet elevations and brick/block dado walls. Eaves height approx. 6m.

There is also an internal office “pod” providing offices, staff welfare facilities and toilets.

The site also benefits from a secure service yard to the side and rear. The site is fenced and gated.

ACCOMMODATION

Description	SQFT	SQM
Main Factory	10,089	937.29
TOTAL	10,089	937.29

TENURE

The property is available with a new lease on a full repairing and insuring basis.

RENT

Offers are invited based on £60,000 p.a. (Sixty Thousand Pounds).

VAT

We understand the owner has waived the VAT exemption and therefore VAT will be charged on the agreed rent.

SERVICES

We understand that all mains services are available to the property. In addition, the Landlord has installed solar panels on the roof. The occupier will therefore be able to benefit from discounted electricity supplies. Terms to be negotiated.

LEGAL COSTS

Each party will be responsible for their own legal costs.

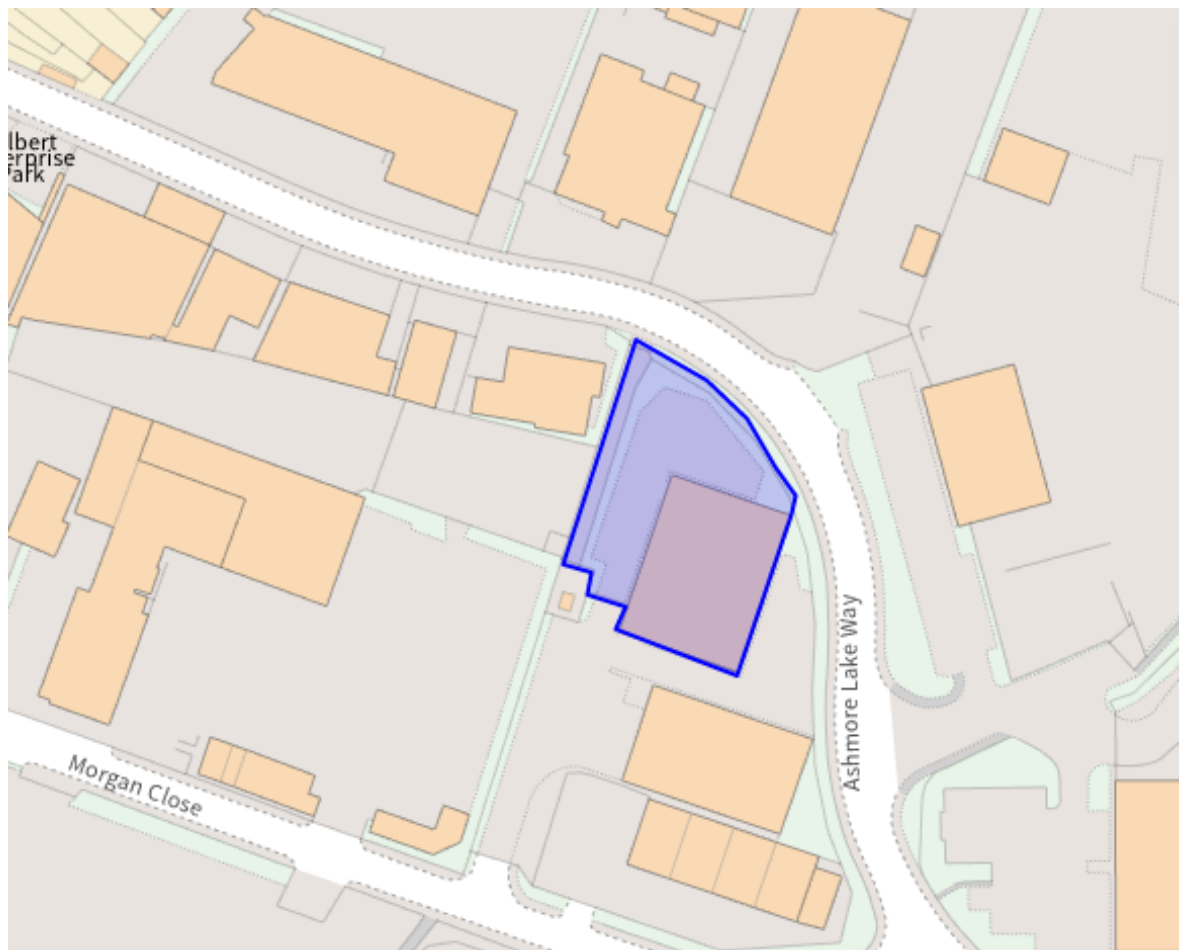
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5115. Ask for Christopher Bywater chris@firstcity.co.uk

EPC

Energy Performance Asset Rating is 77/D valid until 8th October 2028.

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Certificate No. FS 34830

Regulated by RICS