

TO LET
WAREHOUSE PREMISES

**OAKDALE TRADING ESTATE, HAM LANE,
KINGSWINFORD, WEST MIDLANDS, DY6 7JH**



- Self-contained unit, offices, stores, warehouse space and garage.
- Prominently located within a well-known industrial estate.
- Circa 8,363 sqft (777 sqm) Gross Internal Area.
- Secure forecourt parking.

LOCATION

The property is situated on Ham Lane, it forms part of an established industrial area on the fringes of Kingswinford. The town centre is approximately 1.5km to the South accessed via Stallings Lane (B4175) and the main A491. Stourbridge town centre is approximately 5km to the South.

Wolverhampton City centre is approximately 7km to the North. The Pensnett Trading Estate is close by. Access to the national motorway network can be gained at Junction 2 of the M5 motorway which is approximately 7km to the East.

DESCRIPTION

The premises are steel framed with brick and profile sheet elevations. The unit is self-contained comprising warehouse space, offices, W.C. facilities and a garage.

A roller shutter door to the front elevation leads out to a surfaced forecourt capable of parking several vehicles. The premises are secured by palisade fencing.





ACCOMMODATION

Warehouse, Offices & Stores approximately 7,857 sqft (730 sqm)
Garage approximately 506 sqft (47 sqm)



TENURE

The premises are available to let by way of a new Full Repairing & Insuring (FRI) lease. Lease terms are available upon request.

RENTAL TERMS

£35,000 (Thirty-Five Thousand Pounds) per annum exclusive.

RATEABLE VALUE

The Rateable Value of the premises is understood to be £25,500

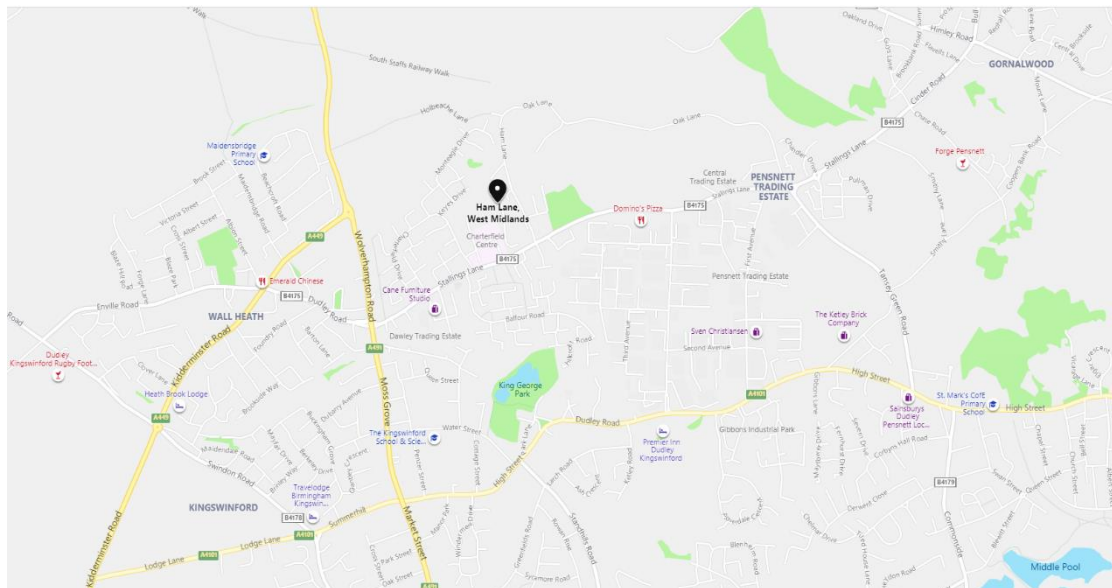
ENERGY PERFORMANCE CERTIFICATE

The premises energy efficiency rating is E110.

LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the Vendors legal fees should they withdraw after Solicitors have been instructed.

LOCATION PLAN



SITE PLAN



VIEWINGS

Strictly by appointment with the sole letting agents First City Limited on 01902 710999 quoting reference 4624.

SUBJECT TO CONTRACT

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