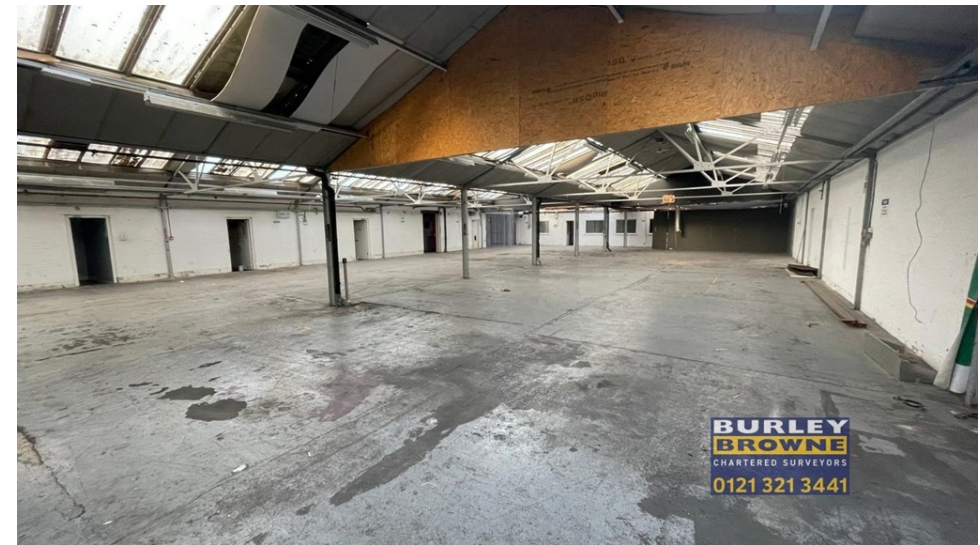
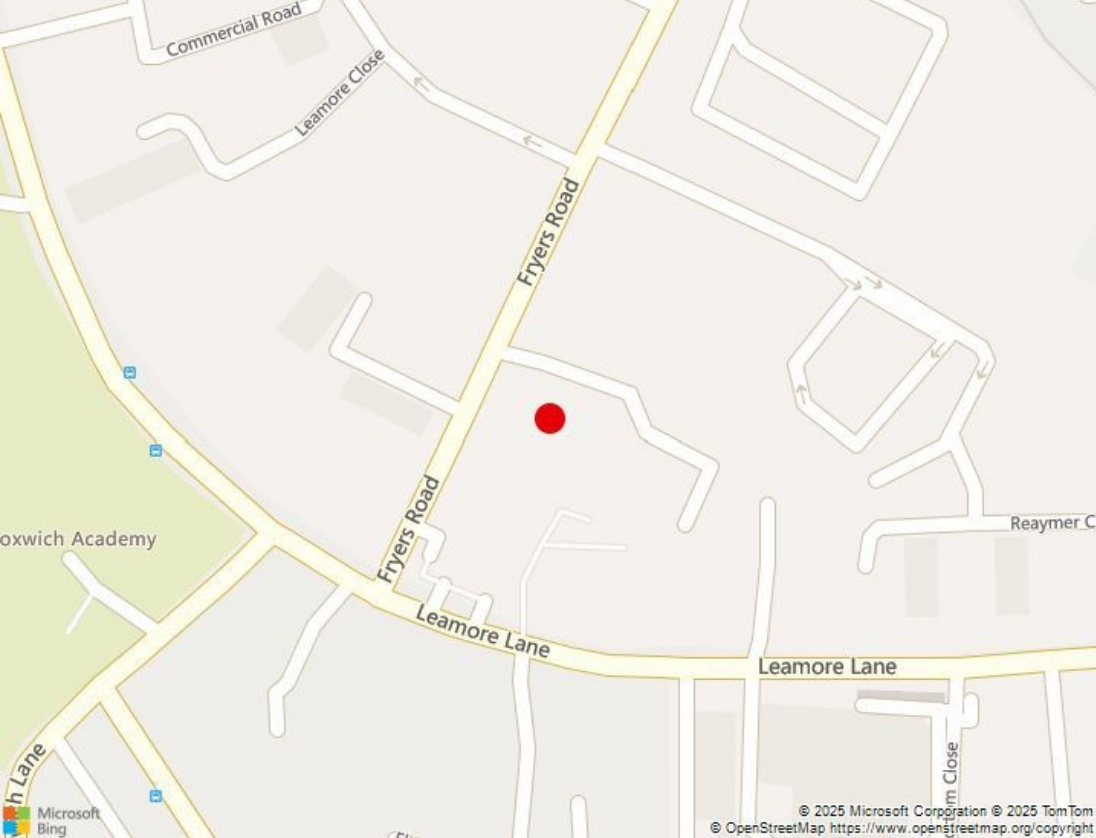


INDUSTRIAL/WORKSHOP PREMISES - TO LET

Units 1 - 2 Inducta House, Fryers Road, Walsall, West Midlands, WS2 7LY

18,999 SqFt (1,765.01 SqM) | £75,000 per annum exclusive





KEY FEATURES

- Twin bay workshop with roller shutter door access
- Yard to the side elevation
- Forecourt parking
- Popular commercial location within established industrial position
- Within easy driving distance of the M6 motorway at Junction 10

LOCATION

The property occupies a prominent roadside position on Fryers Road close to its junction with Leamore Lane within the Bloxwich district of Walsall. Bloxwich is situated approximately 3 miles to the north of Walsall town centre, neighbouring the areas of Pelsall and Aldridge. Fryers Road is a popular and well-established industrial location having access from Leamore Lane to the south, which links with the A34 to the east and provides direct access south with Walsall town centre. The M6 Motorway is within a short driving distance with access at Junction 10.

DESCRIPTION

The property comprises a twin bay workshop premises incorporating office and ancillary accommodation situated within a popular commercial location off Fryers Road in Bloxwich. The premises have the benefit of forecourt parking with the use of a yard and can be accessed via either side elevation. The building includes multiple roller shutter door entrances offering useful loading points.

Area	SqFt	SqM
GIA	18,999	1,765.01
Total Floor Area	18,999	1,765.01



Units 1 - 2 Inducta House, Fryers Road, Walsall, West Midlands WS2 7LY



TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£75,000 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT which we understand will be payable in this instance. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



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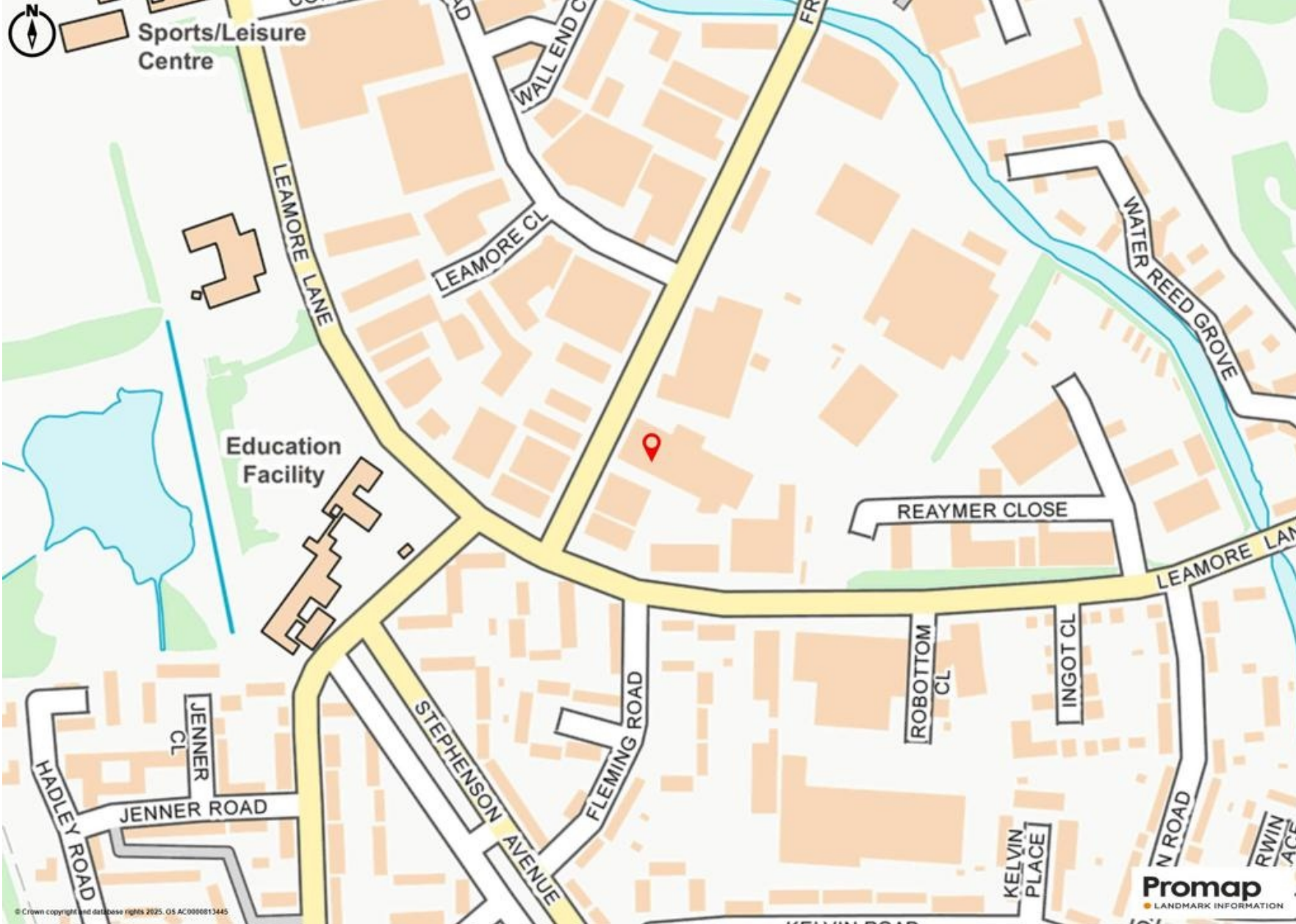
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