



## Industrial Unit at Engine Lane, Brownhills, Walsall, WS8 7ES

- TEMPORARY STORAGE AVAILABLE
- Total Gross Internal Area from 5,318 sq ft (494.1 sq m) to 22,302 sq ft (2071.9 sq m)
- Front & Shared Rear Service Yards
- 3 Phase Electricity Supply
- Energy Performance Certificate Rating: D-88



Printcode: 20240401

# Industrial Unit at Engine Lane, Brownhills

## LOCATION

Engine Lane Business Park is situated within Coppice Side Industrial Estate fronting Engine Road to the north-west of Brownhills town centre. Watling Street (A5) is approximately 1 mile to the south.

## DESCRIPTION

The workshop / warehouse space to the rear provides 3 bays with a minimum eaves height of approx. 11.5 ft / 3.49m.

## ACCOMMODATION

All measurements are approximate:

From 5,318 sq ft (494.1 sq m) to 22,302 sq ft (2071.9 sq m)

## RENT

From £4 psf.

## VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

## LEASE

A term to be agreed between the parties.

## TERMS

Full repairing and insuring basis.

## SERVICE CHARGE

The Landlord reserves the right to levy a service charge for the maintenance and upkeep of common parts and areas.

## LEGAL COSTS

Each party to bear their own legal costs.



## PROPERTY REFERENCE

CA/BP/2172/a0424/AWH

## LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

## RATEABLE VALUE

£92,000 - 2024/2025 - Valuation Office.

## RATES PAYABLE

£50,232.00 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate: D-88.

## AVAILABILITY

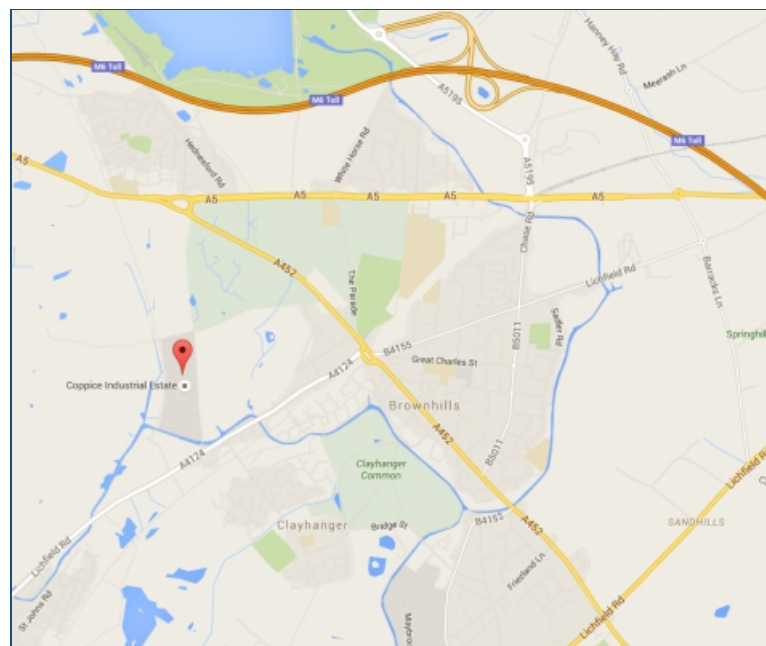
Immediate.

## VIEWING

Strictly by prior appointment with the Agent's Cannock office.

## MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



Tel: 01543 506640

www.adixon.co.uk

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: enquiries@adixon.co.uk