

NEW RETAIL / BUSINESS / TRADE UNITS



**Venture Park, Lindon Road, Brownhills, Walsall,  
WS8 7BW**

- New Development
- Units from 4,198 sq ft (390 sq m) up to 8,977 sq ft (834 sq m)
- Suitable for Retail, Business and Trade Uses
- Located just off Lichfield Road (A461)
- Approx 2 miles from the M6 Toll Road
- Minimum Eaves Height Approx 23ft (7m)



Printcode: 20240503

# Venture Park

## Lindon Road, Brownhills

### LOCATION

The property is prominently located on Lindon Road in Brownhills being accessed via Lichfield Road (A461). Walsall town centre is situated approximately 4 miles south west with Birmingham city centre being approximately 13 miles distant. The M6 Toll Road is approximately 2 miles to the north with junction 10 of the M6 motorway being around 6 miles to the south west.

### DESCRIPTION

The new units incorporate a steel portal frame design with plastic coated profile steel cladding, incorporating featured glazing panels. Each unit is offered on a shell basis but has the potential to incorporate ground floor office with wc and kitchen facilities. There is designated car parking with a service yard and roller shutter doors. The minimum eaves height is 7m.

### ACCOMMODATION

All measurements are approximate:

UNIT	SQ FT	SQ M	RENT	SERVICE CHARGE
A	6,361	591	£54,000	£1,908.44
B	6,361	591	LET	
C	6,361	591	LET	
D	6,308	586	LET	
E	6,329	588	LET	
F	4,779	444	£41,000	£1,433.75
G	4,198	390	£36,000	£1,259.38
H	12,572	1,368	LET	

### RENT

See table - plus VAT

### VAT

The landlord will charge VAT on the above figures as appropriate.

### LEASE

Units are available on a new 10 year full repairing and insuring lease, subject to a rent review at the expiration of the fifth year of the term. The rent is to be paid quarterly in advance by banker's standing order.

### TERMS

Full repairing and insuring basis.

### SERVICE CHARGE

A site service charge will be levied for the upkeep and maintenance of the common areas. Refer to accommodation table.

#### 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.



### PROPERTY REFERENCE

CA/BP/2239/a0524/ELH

### LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

### RATEABLE VALUE

To be assessed.

### RATES PAYABLE

To be assessed.

### ENERGY PERFORMANCE CERTIFICATE

Units will be assessed when building works have completed.

### LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

### AVAILABILITY

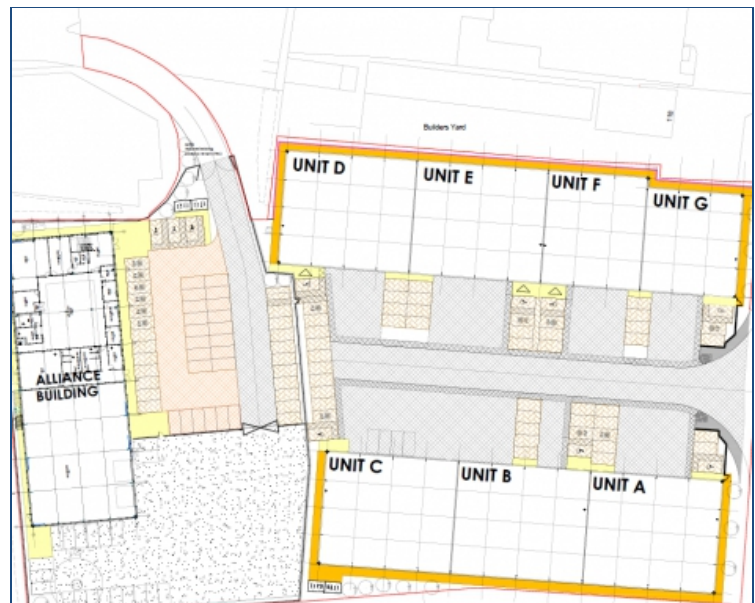
Immediate.

### VIEWING

Strictly by prior appointment with the Agent's Cannock office. Contact: Ed Home, 07976 302003, [ed@adixon.co.uk](mailto:ed@adixon.co.uk).

Alternatively via our joint agents, Colliers.

Contact: Tom Arnold, 07880 091416, [tom.arnold@colliers.com](mailto:tom.arnold@colliers.com).



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