

PRELIMINARY ANNOUNCEMENT



**Lindon Road 2, Brownhills, Walsall, WS8 7BW**

- Design & Build
- New Development of 4 Units
- From 21,237 sq ft (1,973 sq m) to 92,751 sq ft (8,617 sq m)
- Suitable for Business and Warehouse Uses
- Located just off Lichfield Road (A461)
- Approx 2 miles from the M6 Toll Road
- Planning Application Submitted
- Potentially Available During 2025



Printcode: 2024125

# Lindon Road 2, Brownhills

## PROPERTY REFERENCE

CA/BP/2264/a0124/ELH

## 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 will incorporate a steel portal frame design with plastic coated profile steel cladding, incorporating featured glazing panels. Each unit will be offered on a shell basis but has the potential to incorporate a ground floor office with wc and kitchen facilities, secure yards & dock level/regular access. 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 (PAX)	
7	23,303	2,165		£198,000
8	21,237	1,973		£181,000
9	25,962	2,412		£221,000
10	22,249	2,067		£189,000

## RENT

See Accommodation 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.

## 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.

## SERVICE CHARGE

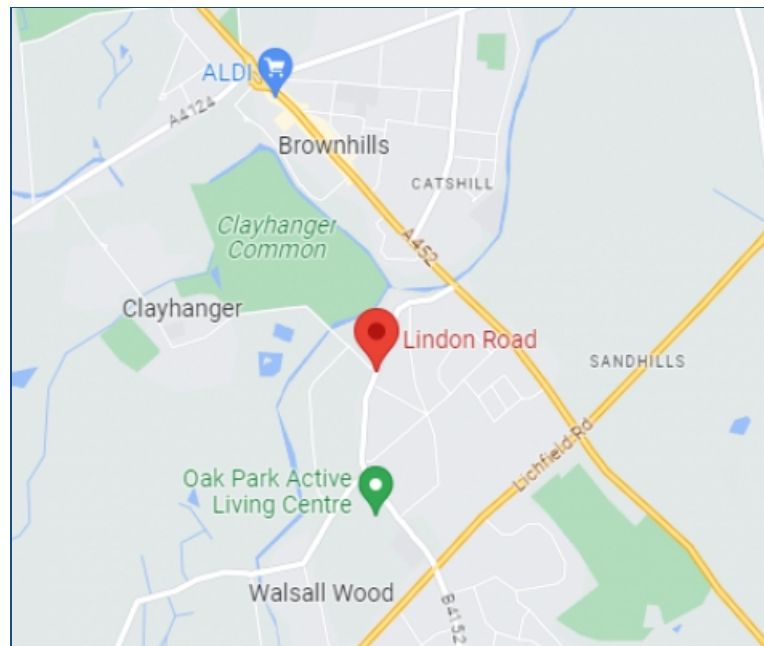
We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

## 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 ingoing tenant.

## VIEWING

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



### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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