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commercial property



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## INDUSTRIAL

623 SqFt ( 58 SqM )

£7,200 + VAT per annum

Unit N, Wallows Industrial Est, DY5 1QA

# TO LET



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commercial property



## Description

The unit, which covers approx 623 sq ft, is clean and well presented. The unit consists of WC, roller shutterdoor and benefits from allocated parking in front and fully serviced communal forecourt.

Would suit various business requirements.

## Location

The Wallows Industrial Estate is a popular and vibrant estate situated on Fens pool Avenue off the A461 being a busy thoroughfare between Brierley Hill and Dudley. The area benefits from excellent access to Brierley Hill, the Merry Hill Centre, Dudley and the Black Country.

## Accommodation

Warehouse - 623 sq ft (inc. WC)

## Rates

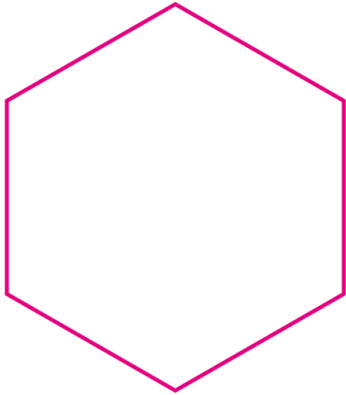
Service Charge to be levied, please contact agents for further details.

Rateable Value - £3,150

It is understood that the unit will benefit from 100% small business rate relief, however confirmation should be sought from the relevant local authority.

## Terms

The premises are offered by way of new lease on terms to be agreed.



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