



**Lambert  
Smith  
Hampton**

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**To Let**

**Industrial Property**

## **Industrial workshop/Warehouse premises**

**Unit B1, The Wallows Industrial Estate, Fens Pool Avenue, Brierley Hill, DY5 1QA**



- 351 Sq M (3,782 Sq Ft)
- Level access roller shutter door
- Cellular office accommodation
- 4.6m eaves



**Lambert Smith Hampton**

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

# Unit B1, The Wallows Industrial Estate, Fens Pool Avenue, Brierley Hill, DY5 1QA

## Location

The property is located on Fens Pool Avenue, off the A461, providing access to the A4036 and the A4101. Dudley Town Centre is 3.5 miles to the North East and Stourbridge is situated 3.7 miles to the South. Junction 2 of the M5 is less than 7 miles distance, providing access to the wider Midlands Motorway network.

## Description

The property comprises a single bay warehouse with two storey offices located at the front.

The warehouse is of steel portal frame construction with part brick/part clad elevations. The office accommodation is split over ground and first floors.

- One roller shutter door
- 4.6m minimum eaves height
- Steel portal frame
- Ground and first floor offices
- Cellular office accommodation
- On-site car parking
- Heating and strip lighting

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following Gross Internal Floor Area:

Floor Area	Sq Ft	Sq M
Ground floor offices	752	70
First floor offices	752	70
Warehouse	2,278	211
Total GIA	3,782	351

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

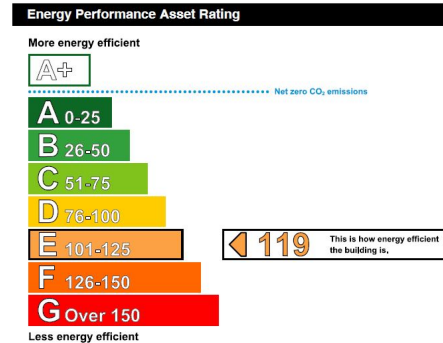
We have accessed the Valuation Office Agency website and have determined that the property has the following assessment:

Description: Warehouse & Premises  
2010 Rateable Value: £16,250  
Rates Payable (14/15): £7,832.50

## Terms

The property is available on a new FRI lease for a term to be agreed. Quoting rent is £16,000 per annum.

## EPC



## Services

We understand that all mains services are connected to the property. Prospective occupiers are advised to test the services and ensure that they are suitable for their proposed use.

## Fixtures & Fittings

We have not tested any of the fixtures and fittings within the building and interested parties should satisfy themselves that they are in working order.

## Viewing and Further Information

Viewing strictly by prior appointment with the agent:

**Alex Carr**  
Lambert Smith Hampton  
**0121 237 2354**  
**07525 950 779**  
acarr@lsh.co.uk

**Gemma Butler**  
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# Unit B1, The Wallows Industrial Estate, Fens Pool Avenue, Brierley Hill, DY5 1QA

## Location Plan (for illustration purposes only)



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## Location Plan (for illustration purposes only)



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Site Plan (for illustration purposes only)

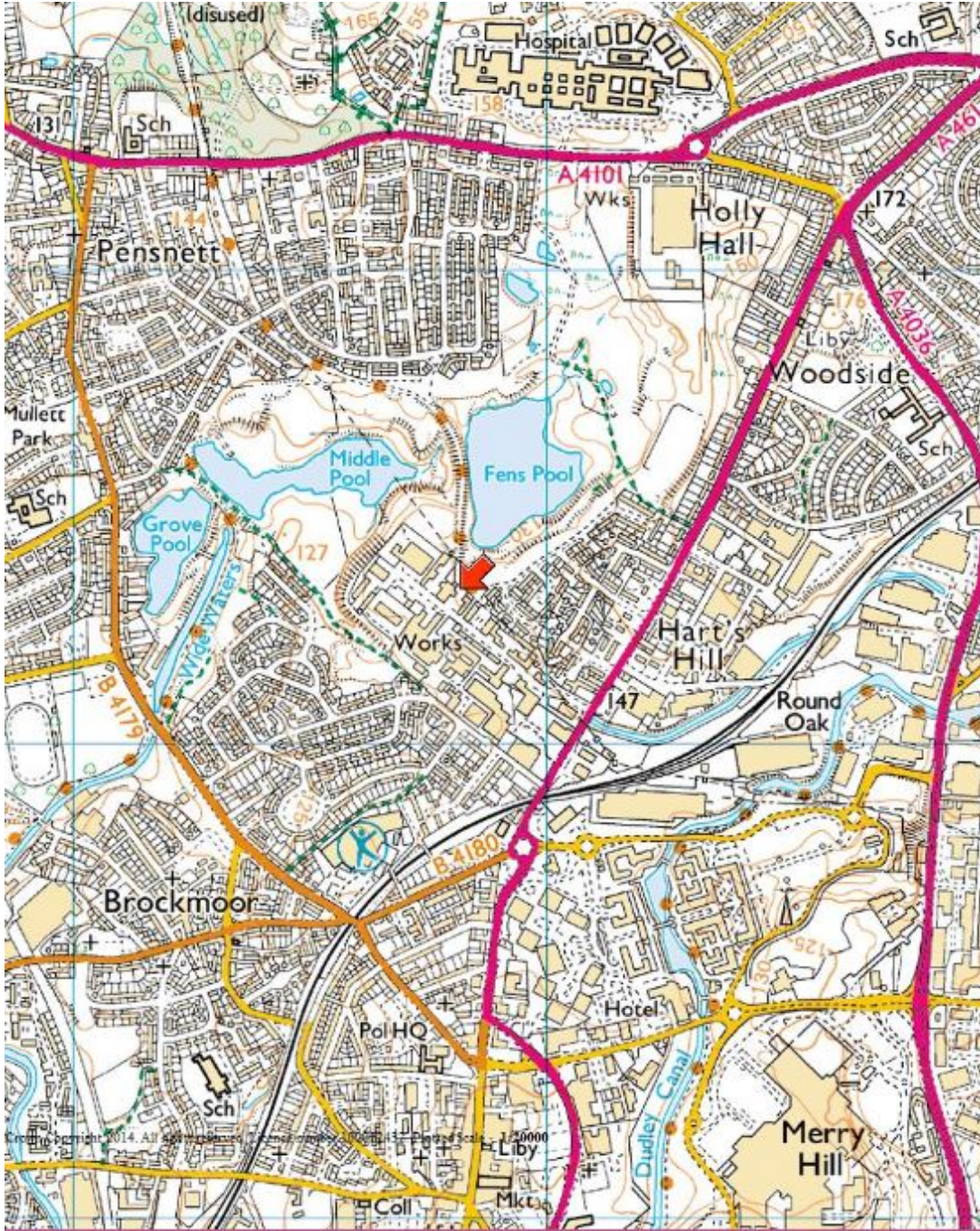


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