

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**UNIT 4, 83 NORTH STREET  
WALSALL, WS2 8AU**

**2,320 SQ FT (215.6 SQ M)**

- SELF-CONTAINED
- PARKING TO FRONT
- ESTABLISHED LOCATION
- VARIETY OF USES

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is located on North Street in a mixed-use location around half a mile north of Walsall Town Centre. The nearby A461, A4148 and A34 provide good road access to all surrounding areas and junction 10 of the M6 motorway lies around one and a half miles to the west of the property. Walsall Town Centre is located less than one-mile due South of the subject premises

## DESCRIPTION

The warehouse comprises of a mid-terraced single storey industrial unit of steel portal frame construction with full height breeze/block elevations to eaves surmounted by a pitched corrugated metal profile roof incorporating translucent panels. Internally the main warehouse benefits from a concrete floor, three phase electricity, gas mains, fluorescent strip lighting, a storage unit and separate WC accommodation. Externally there is a yard at the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,320	215.6
<b>TOTAL</b>	<b>2,320</b>	<b>215.6</b>

## PLANNING

Interested parties should contact Walsall City Council Planning Department on 01922 650000.

## SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £8,700. Rates payable will be in the region of £4,271.70 per annum.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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