



Tardis Environmental UK, West Coppice Road Brownhills, Walsall, West Midlands, WS8 7HB

- Detached two-storey office building extending to 3,962 sq ft (368 sq m)
- Separate workshop/storage unit with additional offices 1,748 sq ft (162 sq m)
- Yard/car parking for approximately 27 vehicles
- Securely fenced site of 0.48 ac with electric gate access

West Coppice Road

Brownhills, Walsall

LOCATION

Brownhills is located approximately six miles northeast of Walsall, six miles southwest of Lichfield and thirteen miles northwest of Birmingham. It also lies a few miles from Cannock Chase.

The property is situated on Coppice Side Industrial Estate fronting onto West Coppice Road, which lies to the north of Brownhills town centre and approximately one mile south of the Watling Street (A5) trunk road. The M6 Toll Road is approximately two miles distant via the A452.

The site is accessed from the A4124 Lichfield Road via Coppice Side.

DESCRIPTION

The property comprises a self-contained commercial site of approximately 0.48 acres incorporating a detached two-storey office block to the front, with a separate single storey office and workshop/storage building to the rear and on site car parking.

The main office building is of brickwork construction beneath a flat felt roof with double glazed PVC windows. The accommodation is arranged over two stories offering good quality office space complemented by WC and kitchen facilities on each floor. The offices are fully carpeted and decorated throughout, having suspended ceilings with Cat II lighting and central heating supplemented by wall mounted cooling units.

To the rear of the plot is a single storey workshop/storage unit, part of which has been converted to provided additional office space. The accommodation also benefits from a kitchen and WC.

Outside, the site offers good circulation/yard space and in its current configuration provides approximately 27 car parking spaces. It is bounded by security fencing with electric gates onto West Coppice Road.

ACCOMMODATION

Ground floor offices	1,981 sq ft	184.0 sq m
First floor offices	1,981 sq ft	184.0 sq m
Rear workshop	860 sq ft	79.9 sq m
Additional office	888 sq ft	82.5 sq m
Total Area	5,710 sq ft	530.40 sq m



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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly rent reviews.

RENT

The quoting rent is £37,500 per annum exclusive.

SERVICE CHARGE

The landlord reserves the right to levy a service charge for the maintenance and upkeep of the common areas.

LOCAL AUTHORITY

Walsall Metropolitan Borough Council - Tel: 01922 650000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £21,750 with rates payable for 2019/2020 of £10,679.25 per annum..

ENERGY PERFORMANCE CERTIFICATE

Main office building D(89) and rear workshop D(100).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk Ref: **AGS/3557**



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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