

NEW RETAIL / BUSINESS / TRADE UNITS



**Venture Park, Lindon Road, Brownhills, Walsall,
WS8 7BW**

- New Development Under Construction
- Units from 4,198 sq ft (390 sq m) up to 8,977 sq ft (834 sq m)
- Suitable for Retail, Business and Trade Uses
- Located just off Lichfield Road (A461)
- Approx 2 miles from the M6 Toll Road
- Minimum Eaves Height Approx 23ft (7m)



Printcode: 20231115

Venture Park

Lindon Road, Brownhills

PROPERTY REFERENCE

CA/BP/2239/a1123/ELH

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

A site service charge will be levied for the upkeep and maintenance of the common areas. Refer to accommodation table.

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.

AVAILABILITY

February, 2024.

VIEWING

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

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 incorporate a steel portal frame design with plastic coated profile steel cladding, incorporating featured glazing panels. Each unit is offered on a shell basis but has the potential to incorporate ground floor office with wc and kitchen facilities. 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	SERVICE CHARGE
A	6,361	591	£54,000	£1,908.44
B	6,361	591	under offer	
C	6,361	591	under offer	
D	6,308	586	under offer	
E	6,329	588	under offer	
F	4,779	444	£41,000	£1,433.75
G	4,198	390	£36,000	£1,259.38
H	12,572	1,368	under offer	

RENT

See table - plus VAT

VAT

The landlord will charge VAT on the above figures as appropriate.

LEASE

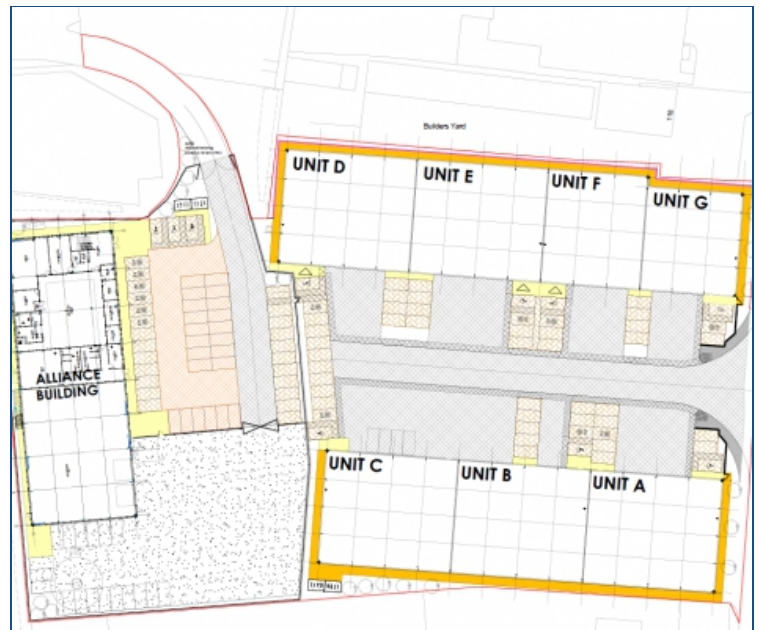
Units are available on a new 10 year full repairing and insuring lease, subject to a rent review at the expiration of the fifth year of the term. The rent is to be paid quarterly in advance by banker's standing order.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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