



Units 10-12 Alma Industrial Estate, Stafford Road, Darlaston,

## TO LET

INDUSTRIAL & WAREHOUSE

**Size**  
7,632 sq ft (709 sq m)

**Rent**  
£27,500

## Location

The units are located in Darlaston on Stafford Road, close to its junction with Willenhall Street. Darlaston town centre is approximately a 5 minute walk with an Asda supermarket providing an anchor for a mix of local and national retailers. Junction 10 of the M6 motorway is 11/2 miles to the north east which, provides excellent access to the greater Midland's motorway network.

## Description

The property comprises 2 roller shutter entrances off the estate and a pedestrian / customer entrance off Stafford Road. Internally the unit comprises workshop, store and warehouse / workshop accommodation with the benefit of a small canteen, works and office W.C. facilities and office accommodation. The unit is due to undergo refurbishment and also benefits from 3 phase electricity and a Powmatic gas heater.

## Accommodation

709.02sq.m 7,632sq.ft

All areas are approximate and measured on a gross internal basis.

## Lease

A new lease for a term to be agreed on a full repairing and insuring basis.

## Rent

£27,500 per annum, exclusive.

## Business Rates

Rateable Value £25,250

## VAT

VAT will be charged where appropriate

## EPC

To be assessed

## Subject to Contract

JS 12-25

## Additional Images



