



## First Floor Offices, Unit 31 Yates Industrial Estate, Lime Lane, Pelsall, Walsall, WS3 5AS

- First Floor Office Approximately 1,298 sq ft (120.6 sq m)
- Open Plan Offices & Meeting Rooms
- Adjacent to the A5 Watling Street
- EPC Rating E-120



Printcode: 2023620

# First Floor Offices

## Unit 31 Yates Industrial Estate, Pelsall

### LOCATION

The property is situated fronting Lime Lane close to its junction with the A5 at the Turf Island and immediately adjacent to the Gulf Petrol filling station. It has excellent road links to the surrounding areas as well as direct access to junction T7 of the M6 Toll Road approximately 3 miles distant.

### DESCRIPTION

The property comprises of first floor offices with their own ground floor entrance lobby leading to open plan space together with individual meeting rooms, kitchen and wc facilities.

### ACCOMMODATION

All measurements are approximate:

Ground & first floor accommodation totalling  
**1,298 sq ft (120.6 sq m)**

### RENT

£14,000 pax plus VAT

### VAT

The landlord has elected to charge VAT on the rent and other periodic outgoings.

### LEASE

A new lease for a term to be agreed between the parties.

### TERMS

Full repairing and insuring basis.



### PROPERTY REFERENCE

CABP/2271/ELH

### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating E-120.

### LEGAL COSTS

Each party to bear their own legal costs.

### AVAILABILITY

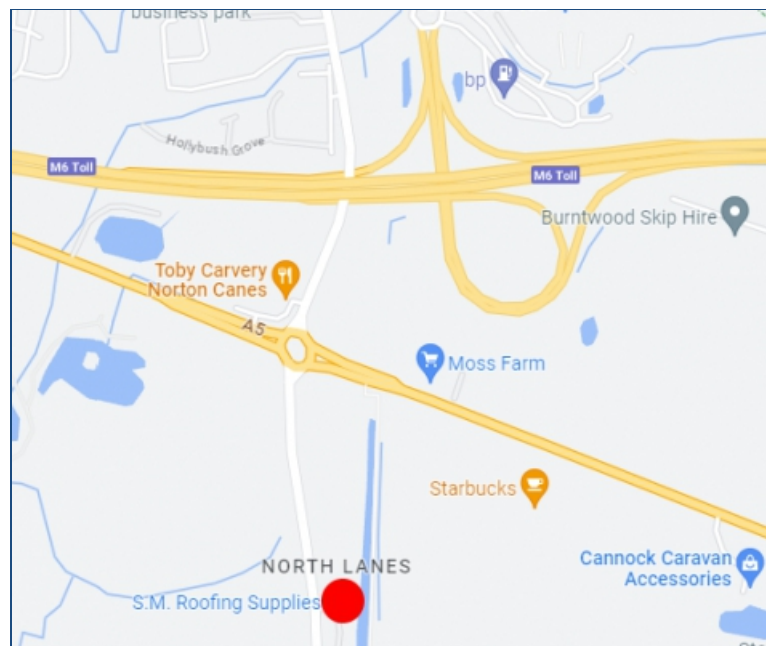
Immediate.

### VIEWING

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

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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