Opposite Bescot Retail Park



Offices/Training Facility

TO LET – 2,650 sq ft

Unit B1, Bescot Trade Park, Bescot Crescent, Walsall, WS1 4NG

Extensive Glazing | Flexible Layout | Excellent Motorway Links | Newly Refurbished

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

Unit B1 Bescot Trade Park, Walsall

Description

Positioned on a highly visible corner at Wallows Lane and Bescot Crescent, Bescot Trade Park lies just three miles south of Walsall town centre. Immediate access to Broadway West (A4148) and Bescot Road provides a direct route to Junction 9 of the M6, delivering seamless connections to the wider regional motorway network — notably the M5, M54 and M42 —making the location highly convenient for staff, visitors and distribution

Key Points

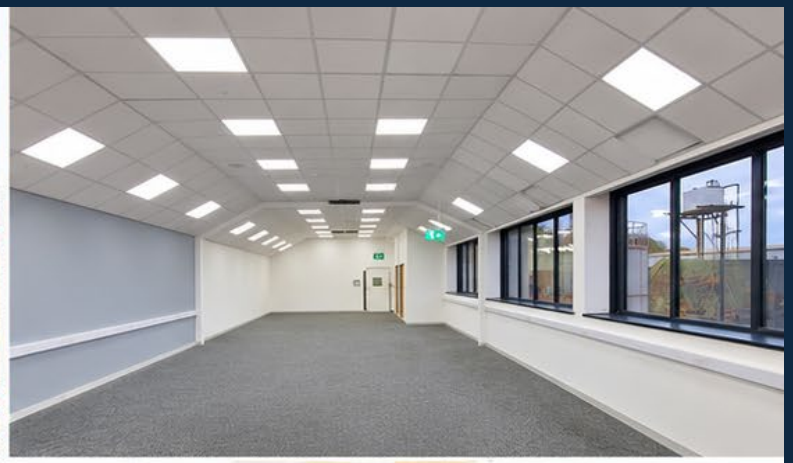
2,600 SQ FT – Spacious, flexible commercial accommodation
EXTENSIVE GLAZING – Large windows providing excellent natural light
TWO OPEN-PLAN AREAS – Adaptable for a range of business requirements
LED LIGHTING – Suspended ceilings with integrated lighting
INDEPENDENT ACCESS – Direct external access for staff and visitors
FLEXIBLE OCCUPATION – Ideal for offices, training, meetings and other suitable uses
KITCHEN & WC FACILITIES – Proposed landlord installation
ON-SITE PARKING – Convenient access for occupiers and visitors
ESTABLISHED TRADE PARK – Refurbished commercial estate with CCTV and perimeter fencing
PRIME CONNECTIVITY – Approximately 1 minute from M6 Junction 9
PROMINENT LOCATION – Directly opposite Bescot Retail Park and Walsall Football Club





Unit B1 Bescot Trade Park, Walsall











Unit B1 Bescot Trade Park, Walsall

LOCATION
Bescot Trade Park is prominently situated on the corner junction of Wallows Lane and Bescot Crescent approximately 3 miles to the south of Walsall town centre. Bescot Crescent has nearby access with Broadway West (A4148) which in turn continues west forming with Bescot Road, the latter of which has direct access with Junction 9 of the M6 Motorway. This provides subsequent links with the regional motorway network including M5, M54 and M42 motorways.

DESCRIPTION
Unit B1 offers approximately 2,600 sq ft of versatile commercial accommodation within the newly refurbished Bescot Trade Park, prominently positioned directly opposite Bescot Retail Park and Walsall Football Club.
The accommodation comprises two spacious open-plan areas, benefiting from extensive glazing, excellent natural light, suspended ceilings with LED lighting and carpeted flooring. The flexible configuration provides an ideal environment for offices, training facilities, meeting spaces, administrative operations or other suitable commercial uses, subject to the necessary consents.
The property benefits from independent external access, allowing businesses, staff and visitors to access the accommodation without passing through adjoining commercial units. Occupiers benefit from on-site parking and a secure, established commercial environment, with excellent connectivity to Junction 9 of the M6 and the wider West Midlands motorway network.

PLANNING
We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES
We understand that the property benefits from an electrical connection.

VAT / BUSINESS RATES
All interested parties with regards business rates are advised to make their own enquires to the local authority.

COMMUNAL AREA CHARGE
A contribution is payable in respect of maintenance and management of estate communal areas.

PRICE / AVAILABILITY
Price On Application.

All enquiries to:

PROPERTYLINK COMMERCIAL
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propertylink.co.uk

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Greybrooke

Misrepresentation Act.
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