

Opposite Bescot Retail Park

Greybrooke

Industrial / Trade Counter / Showroom Unit

TO LET – 5,250 sq ft

A3, Bescot Trade Park, Bescot Crescent, Walsall, WS1 4NG

Industrial / Trade / Showroom Units | Dual Fronted Unit | J9 / J10 / J7 M6 | Prominent Road Frontage |

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

Units A3 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

Prime roadside presence opposite Bescot Retail Park — immediate visibility and strong passing trade

Superb motorway connectivity —c.1 minute to M6 J9 (direct routes to M5, M54 and M42) for fast regional distribution and staff access.

Practical operational features —roller-shutter and warehousing-friendly internal space (clear-span industrial layout).

Flexible planning uses (B1/B2/B8) —suitable for a variety of light industrial, storage/warehouse and trade occupiers

Fully glazed frontages –the site property will suit a trade counter/showroom use.

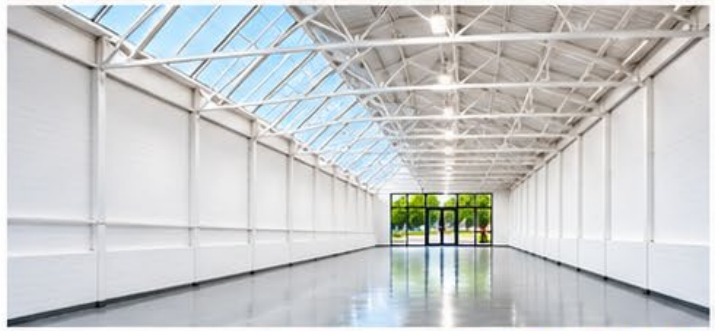




BESCOT TRADE PARK

Bescot Crescent, Walsall, WS1 4NG











EXCELLENT CONNECTIVITY

Prime roadside position with immediate access to the M6 and excellent links to the wider Midlands motorway network.

APPROX. **1 MIN** to M6 Junction 9

APPROX. **8 MINS** to M5 Junction 1

APPROX. **15 MINS** to M54 Junction 1

APPROX. **25 MINS** to M42

APPROX. **3 MILES** south of Walsall town centre

DIRECT ACCESS via Broadway West (A4148) and Bescot Road

NEARBY TRADE OCCUPIERS

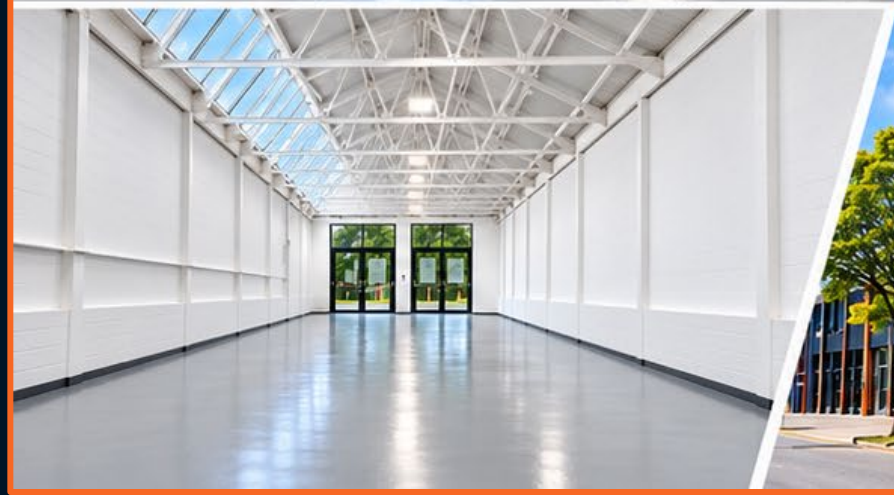
- **IKEA Birmingham** (Wednesbury)
- **B&Q / TradePoint** (Wednesbury)
- **HOWDENS** Wednesbury
- **SCREWFIX** Walsall
- **TOOLSTATION** Walsall
- **Wickes** Walsall
- **Bescot Retail Park** (opposite)

APPROX. **1 MIN** to M6 Junction 9 | APPROX. **8 MINS** to M5 Junction 1 | APPROX. **15 MINS** to M54 Junction 1 | APPROX. **25 MINS** to M42 | APPROX. **3 MILES** south of Walsall town centre | **DIRECT ACCESS** via Broadway West (A4148) and Bescot Road






TRADE PARK - WAREHOUSE UNITS
TO LET
SIZES 1,000 - 25,500 SQ.FT.
PROPERTYLINK
0121 200 3344
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TO LET
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BESCOT
TRADE PARK
UNITS
A1 - B10

Unit A3 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 A3 is part of a newly refurbished multi-unit industrial trade park property located in Walsall. The units are suitable for a variety of trade, light industrial and trade counter uses. Providing an opportunity for businesses seeking well-located industrial accommodation within the West Midlands. The property offers parking to the front and rear elevation. There is also a good-sized yard providing loading access to the rear of the premises. The building is well situated in an established commercial location and is positioned directly opposite to the entrance of Bescot Retail Park . The unit has eaves heights of approximately 4.5m, with glazed elevations prominently positioned fronting Bescot Crescent . Offering excellent trade counter / showroom frontage with further rear trade counter glazed cash and carry style access to the rear of the property accessed via a large car park and loading yard with a 4m wide loading / unloading goods door. The premises benefit from excellent 50 % natural light throughout. Internally the premises have been fully refurbished with newly insulated roofs, high bay low energy motion sensor warehouse lighting. W/C included.

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 a three-phase electrical connection and mains water .

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:

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In association with:

Greybrooke

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