

Newly Refurbished

Greybrooke

Industrial / Trade Counter

TO LET – 1,750 sq ft

Unit C4, Bescot Trade Park, Bescot Crescent, Walsall, WS1 4NG

Opposite Bescot Retail Park | Excellent Access To Motorway Links

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

Unit C4 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

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

Glazed frontage and pedestrian entrance providing natural light and convenient access

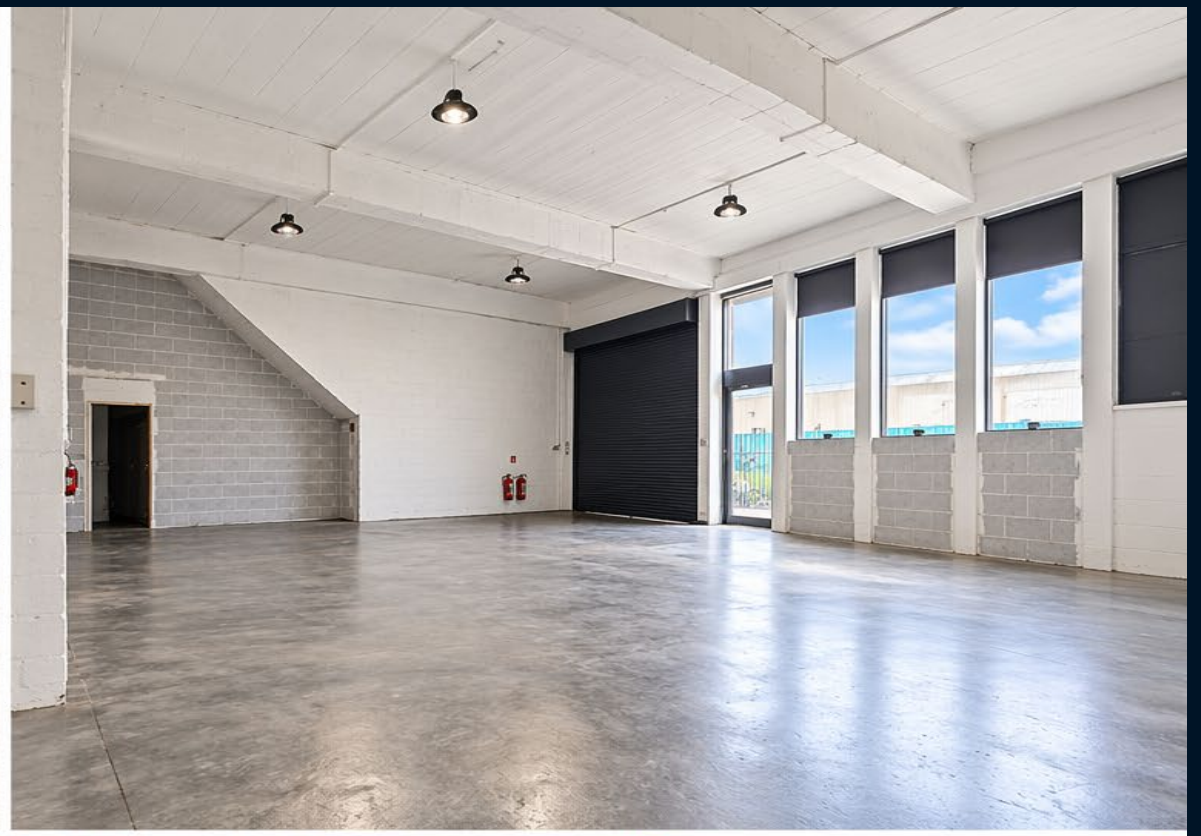
Large office space and separate toilet blocks





Unit C4 Bescot Trade Park, Walsall











BESCOT TRADE PARK

CONNECTIVITY / MOTORWAY ACCESS







1 minute to **M6 J9**

Excellent motorway connectivity

Units from **1,000 sq.ft.**



Units C4 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 C4 presents an excellent opportunity to occupy a modern, well-presented industrial unit within the established Bescot Trade Park, one of Walsall's prominent commercial locations.
The property offers versatile, predominantly open-plan accommodation, ideally suited to a range of industrial, workshop, warehousing and storage operations. The unit benefits from a practical rectangular layout, generous internal working space and a full-height roller shutter door, providing convenient access for loading, unloading and day-to-day business operations. The roof has been newly insulated, and the building is rated EPC B.

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:

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In association with:

Greybrooke

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