

TO LET

NEW BUILD INDUSTRIAL UNITS
1,000 sqft to 2,000 sqft



UNITS 12 & 13 PINFOLD INDUSTRIAL ESTATE
Field Close, Bloxwich, Walsall, WS3 3JS



hexagonTM
commercial property

DESCRIPTION

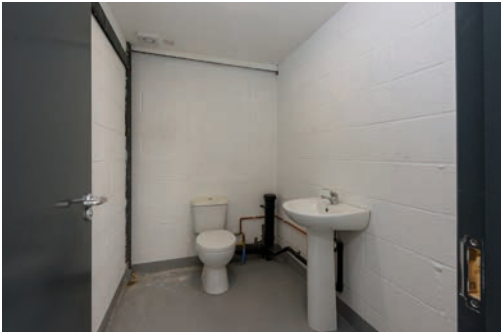
Hexagon Commercial Property is pleased to present this opportunity to lease two brand-new industrial units located within the established Pinfold Industrial Estate in Bloxwich.

These high-quality new build units are of steel portal frame construction with part brick-built elevations and benefit from full height roller shutter doors and separate pedestrian access. Internally, the units offer clean, open-plan warehouse space suitable for a variety of light industrial, storage, or trade counter uses. The estate includes forecourt parking and circulation space to the front of each unit as well as being securely gated.



FEATURES

- ◆ THERMOSTATICALLY CONTROLLED HEATING
- ◆ FULLY BRICK-BUILT WITH CAVITY WALL INSULATION
- ◆ INSULATED 3 PHASE DIRECT DRIVE ROLLER SHUTTER
- ◆ IDEAL FOR TRADE, STORAGE, OR LIGHT INDUSTRIAL USE
- ◆ ON-SITE PARKING





Pinfold Industrial Estate is conveniently situated off Field Close, just off the A34 Green Lane in Bloxwich. The location offers excellent access to Walsall, Cannock and the wider West Midlands motorway network, including the M6 at Junctions 10 and 11, both within a short drive.

TENURE

The units are available by way of a new lease on a minimum term of 5 years. Service Charges and Buildings Insurance are payable in addition to the rent and a three-month deposit is required on completion. There will be a one-off lease fee of £350 plus VAT to the Landlord's Agent for the production of the lease.

For further information or to arrange an inspection, please contact the Agents:



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TRAVEL DISTANCES

SAT NAV: WS3 3JS
What 3 Words: trial.moons.verse

TOWNS & CITIES

Walsall	2.1 miles	8 mins
Wednesbury	6.2 miles	19 mins
Wolverhampton	6.9 miles	24 mins
Dudley	10.3 miles	30 mins
West Bromwich	10.4 miles	28 mins
Birmingham	12.4 miles	27 mins
Manchester	73.9 miles	1 hr 43 mins
London	127.0 miles	3 hrs 13 mins

MOTORWAYS

M6 J10	2.8 miles	9 mins
M6 J11	4.3 miles	11 mins
M6 J9	4.5 miles	13 mins
M54	6.4 miles	18 mins
M5	6.7 miles	20 mins
M42	20.2 miles	34 mins
M40	30.3 miles	49 mins
M69	32.8 miles	47 mins
M1	43.5 miles	57 mins
M25	119.0 miles	2 hrs 12 mins

AIRPORTS

Birmingham	21.3 miles	39 mins
East Midlands	42.6 miles	58 mins
Manchester	66.1 miles	1 hr 17 mins
Heathrow	129.0 miles	2 hrs 30 mins

PINFOLD INDUSTRIAL ESTATE



IMPORTANT NOTICE: These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. July 2025. Images throughout are for indicative purposes only.