



hexagonTM
commercial property



RENTAL
INCENTIVES
AVAILABLE

- LED BAY LIGHTING
- 24-HOUR ACCESS
- SECURE GATED SITE
- ON-SITE PARKING AVAILABLE

INDUSTRIAL

5,529 Sq Ft (513 Sq M)

£37,500 per annum exclusive

Unit 2 Access Point, Bloxwich, WS3 2XN

TO LET



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Description

This industrial premises is approximately 4,916 sq ft with the added benefit of a mezzanine storage area of 1,336 sq ft. The property is of steel portal frame construction with brick and block elevations and a pitched roof. Access is via a large roller shutter door to the front elevation, with a separate pedestrian entrance. The unit benefits from a secure gated site and allocated parking to the front of the premises. The property benefits from ground and first floor office space which totals 613 Sq Ft. Please note that the mezzanine does go across the roller shutter the loading height is half of the roller shutter.

Location

Willenhall Lane forms part of the wider Leamore Industrial Park, Walsall's main Industrial area. The site is located approximately 2 miles from Junction 10 of the M6 and is approximately 7 miles east of Wolverhampton and 12 miles North West of Birmingham.

Accommodation

Warehouse - 4,916 Sq Ft

Kitchen - 66 Sq Ft

Staff Room - 114 Sq Ft

Mezzanine - 1,336 Sq Ft

Offices - 613 Sq Ft

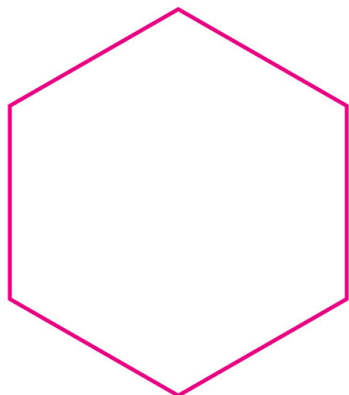
Overall Total - 6,865 Sq Ft

Rates

Please contact the agent for further information regarding the business rates.

Terms

The premises are to be let by way of new lease on terms to be agreed.



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