



hexagonTM
commercial property



- RARE FREEHOLD OPPORTUNITY
- SECURE FENCED SIDE YARD
- EXCELLENT MOTORWAY CONNECTIVITY
- GOOD INTERNAL WORKING HEIGHT

INDUSTRIAL

23,816 SqFt (2,213 SqM)

POA

Units 2,3, and 4 District Business Park,
Walsall, WS2 8NG

FOR SALE



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Description

Units 2, 3 & 4 District Business Park comprise a substantial industrial and warehouse complex extending to approximately 23,816 sq ft (2,212 sq m) across three units. The property provides flexible accommodation suitable for manufacturing, storage, engineering and distribution uses.

The units offer predominantly open-plan warehouse space with good internal working heights (6m to eaves), extensive roof lighting and loading access. The property has been maintained to support industrial operations and benefits from a secure and practical layout.

Externally, the site provides ample parking and loading space to the front, together with a secure fenced side yard suitable for storage, vehicle parking or operational use.

Location

District Business Park is situated on Birchills Street, Walsall, a well-established commercial and industrial location approximately 1 mile north of Walsall town centre. The property benefits from excellent access to the regional motorway network via Junctions 9 and 10 of the M6, providing connectivity throughout the West Midlands and wider UK motorway network. The surrounding area is home to a range of industrial, trade and logistics occupiers, making the location particularly attractive for businesses seeking a central Black Country base.

Accommodation

Unit 2:

Warehouse - 9,647 Sq Ft

Offices / Toilets - 654 Sq Ft

Mezzanine - 2,004 Sq Ft

Staff Room - 221 Sq Ft

Total - 12,526 Sq Ft

Unit 3:

Warehouse - 8,270 Sq Ft

Offices - 256 Sq Ft

W/C Block - 235 Sq Ft

Kitchen - 189 Sq Ft

FF Office - 183 Sq Ft

Unit 4 - 2,157 Sq Ft

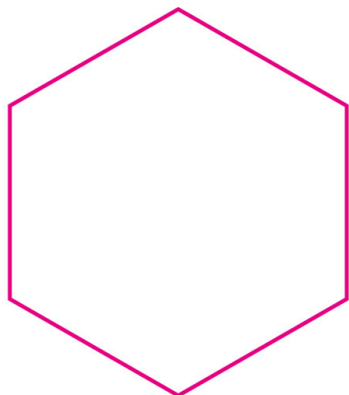
Total - 23,816 Sq Ft

Rates

Rateable Value - £111,000 Rates Payable - £55,389 approx.

Terms

Price available upon application.



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