



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**REFURBISHED MODERN
INDUSTRIAL/WAREHOUSE UNIT**

**4,987 sq ft
(463.3 sq m)**



**UNIT 3 BAY 1, KEYWEST, WILLENHALL INDUSTRIAL ESTATE,
WILLENHALL, EAST ACRE, WV13 2JW**



- ◆ 24/7 hours of use.
- ◆ Level access loading doors.
- ◆ 2 miles from Junction 10 of M6.
- ◆ Ground floor offices.
- ◆ 10 allocated car parking spaces.
- ◆ Clear internal height of 6.4m.

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LOCATION

Keywest Unit 3 Bay 1 forms part of the established Willenhall Industrial Estate and is situated off Eastacre, in turn off Longacre which is accessed via Rose Hill.

Junction 10 of the M6 is just two miles distant and accessed via the Key Way (A454) and the Black Country Route providing access to the national motorway network.

Local occupiers include AF Blakemore, The Range, Middleton Paper, DX Network Services, Yodel, Tesco, Staples, Autoworld and Poundland. Close local amenities include Lidl, The Range and Willenhall Town Centre.

DESCRIPTION

The refurbishment includes a full internal redecoration, new led lighting in the offices and a new electric roller shutter door.

The unit benefits from an open plan office with WC and kitchenette facilities. The warehouse is accessed via a roller shutter door and has a clear internal height of 6.4m.

ACCOMMODATION

The property comprises an approximate gross internal area of:

	Sq ft	Sq m
Warehouse with offices	4,987	463.3

TENURE

The unit is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

Please contact the agent.

RATES

Interested parties are advised to make their own enquiries with Walsall Council.

VAT

All figures do not include VAT which may be payable at the prevailing rate.

PLANNING

Interested parties should make their own investigations.

SERVICES

Mains water, drainage, gas and electricity are all connected.

EPC

Target EPC B

ANTI-MONEY LAUNDERING

The successful party will have to comply with anti-money laundering regulations.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

WEBSITE

Photography and further information is available at bulleys.co.uk/keywestu3bay1

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton on 01902 713333.

Details prepared 08/26