



LAND | TO LET

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BESCOT TRIANGLE SITE, OFF BESCOT ROAD, WALSALL, WS1 4NL

1.51 ACRES (0.61 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Open Storage Land Directly Linked to Junction 9 of the M6

- Within 1 mile of Junction 9 M6.
 - Newly cleared and surfaced open storage site.
 - Fully fenced with double gated access.
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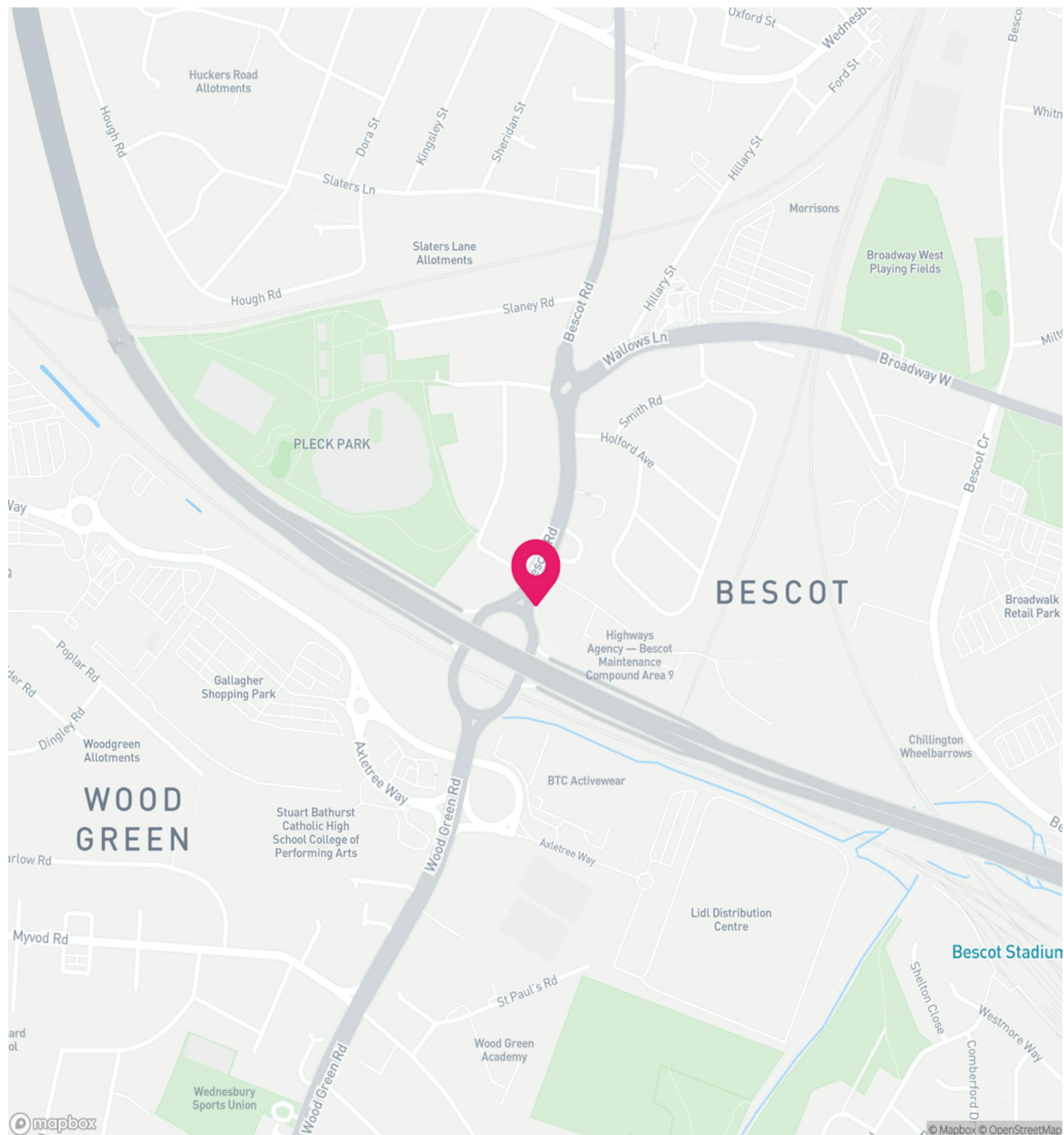
DESCRIPTION

The subject open storage site has recently been levelled, cleared, and will provide an occupier with a hardcore surface area. The subject site will benefit from fencing around the boundary line with a double gated access point which leads directly onto the estate road, which links the site directly to Junction 9 of the M6.

LOCATION

The subject site is well located within 1 mile of Junction 9 of the M6 motorway. The site is accessed via a surfaced estate road which leads directly to Junction 9 of the M6 to the subject site.

The site is located within 2 miles of both Walsall and Wednesbury Town Centers and within 1 mile of Bescot Stadium Railway Station.



PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough on 0121 556 0269.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

TENURE

The site is available by way of a new full repairing and insuring Lease on terms to be agreed.

LEGAL COSTS

The site is available by way of a new full repairing and insuring Lease on terms to be agreed.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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