



***** CONFIDENTIALLY AVAILABLE *****

TO LET

DISTRIBUTION WAREHOUSE WITH SECURE YARD

Unit 4, WS2 Industrial Estate, Bloxwich Road, Walsall, West Midlands, WS2 7BD



64,346 sqft

5,978 sqm approx.

3 GROUND LEVEL ACCESS DOORS

5.4m INTERNAL EAVES HEIGHT

▶ ▶ ▶ ▶ **SECURE GATED YARD TO FRONT AND REAR OF THE PREMISES**



LOCATION

The site is situated on Bloxwich Road (B4210), approximately two miles north of Walsall. The premises benefits from easy access to the A34 and main Walsall ring road, in turn providing access to M6 Junction 10 in approximately three miles. The wider WS2 Industrial Estate is situated in a prominent position to Bloxwich Road.

DESCRIPTION

Detached industrial warehouse premises with ancillary offices, with secure parking and yard.

Specification includes:

- Fitted warehouse, including racking, heating, lighting and sprinklers.
- 3 ground level access doors 5.4m internal eaves height
- Modern two storey office accommodation
- Secure yard to front and rear of the premises

ACCOMMODATION

	sqft	sqm
TOTAL GIA	64,346	5,978

TENURE:

The premises may become available Autumn 2024 and would be offered on a new full repairing and insuring lease on terms to be agreed.

QUOTING RENTAL:

On application from the Agents

PLANNING:

We understand the property has consent for Light Industrial use (Class E), General Industrial and Storage & Distribution (Classes B2 & B8) of the Use Classes Order.



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2023 RV)

Rateable Value £115,000

EPC

EPC Rating C

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the joint sole agents:

Contact: Neil Slade
Email: neil.slade@harris lamb.com

OR BULLEYS

Date: JULY 2024
SUBJECT TO CONTRACT

