

UNIT 3

BLOXWICH LANE | WALSALL | WS2 8DL



www.bloxwich-ind-estate.co.uk



TO LET

Modern Industrial Warehouse with Offices
21,239 sq ft (1,973.1 sq m)

Can be combined with Unit 2 to create
41,462 sq ft (3,851.9 sq m)



RECENTLY
REFURBISHED



AMPLE ONSITE
PARKING



IMMEDIATE ACCESS
TO M6 JUNCTION 10

UNIT 3

DESCRIPTION

Unit 3 benefits from a portal frame construction, with part brick/part steel profile elevations and a pitched steel roof.

All units on the estate have a minimum haunch height of 5.4 metres and roller shutter door access at the front and rear of the building. The service yard and parking is also located at the front of the unit.



LEASE TERMS

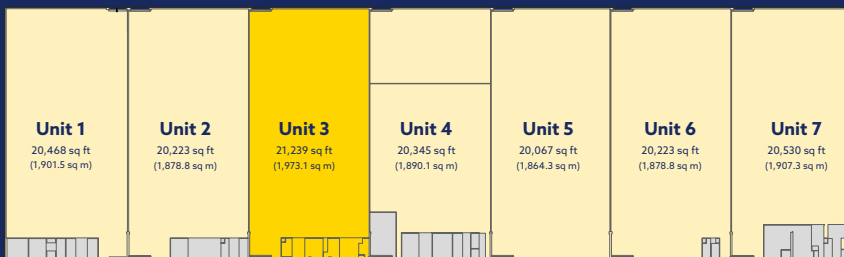
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting terms are available from the agents on request.

ACCOMMODATION

Unit 3	21,239 sq ft	1,973.1 sq m
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BUSINESS RATES

Unit 3 £60,500 RV

EPC

Unit 3 D - 86

LOCATION

Bloxwich Industrial Estate is situated approximately 2 miles (3.2 km) north west of Walsall and occupies a strategic location less than 300m from junction 10 of the M6 motorway via the A454 Wolverhampton Road dual carriageway. The M54 and M6 Toll motorways are located 4.5 miles (7.2 km) and 6.5 miles (10.4 km) to the north respectively and the M5 motorway is located 4.2 miles (6.7 km) to the south.

There are planned major road improvement works to Junction 10 which in turn will greatly benefit the sites long-term connectivity appeal given its close proximity. Works are due to commence in 2020.

VIEWING

Strictly by appointment with the joint agents:



Tom Johnson
T: 0121 634838/07870 999308
E: thomas.johnson@savills.com

Christian Smith
T: 0121 2004507/07870 8784789
E: christian.smith@savills.com



Neil Slade
T: 0121 4559455/07766 470384
E: neil.slade@harrislamb.com

Sara Garratt
T: 0121 4559455/07876 898280
E: sara.garratt@harrislamb.com

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