

UNIT 6

BLOXWICH LANE | WALSALL | WS2 8DL



www.bloxwich-ind-estate.co.uk



TO LET

Modern Industrial Warehouse
20,223 sq ft (1,878 sq m)



**UNDERGOING
REFURBISHMENT**



**AMPLE ONSITE
PARKING**



**IMMEDIATE ACCESS
TO M6 JUNCTION 10**

UNIT 6

DESCRIPTION

Unit 6 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.



Typical unit example

LEASE TERMS

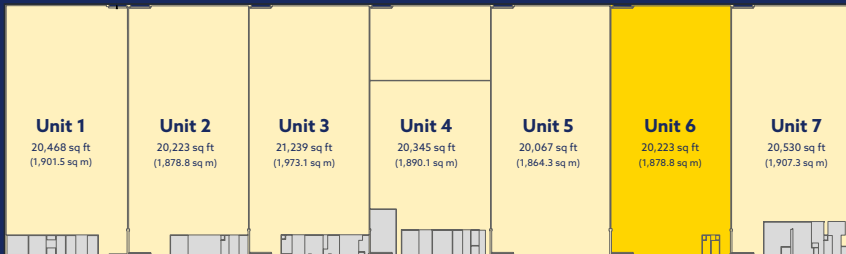
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting terms are available from the agents on request.

ACCOMMODATION

Unit 6	20,223 sq ft	1,878 sq m
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BUSINESS RATES

Unit 6 £60,500 RV

EPC

Unit 6 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:



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