

# Bloxwich Lane Industrial Estate, Walsall

Birmingham,  
WS2 8DL

Warehouses to let  
20,252 sq ft

Flexible Terms Available

Rents from £3.75 per sq ft\*



# Warehouses to let

20,252 sq ft



Roller shutter door



300 m from junction 10  
of the M6



Communal parking



5.4 m eaves height



Bloxwich Industrial Estate, provides a terrace of seven self contained modern refurbished industrial warehouses, with individual units available from 20,478 square feet. Units are of a steel frame construction with part brick/part steel elevations and pitched roofs, with a minimum internal haunch height of 5.4 metres and benefit from roller shutter door access at the front and rear within a secure well managed estate and additional communal parking.

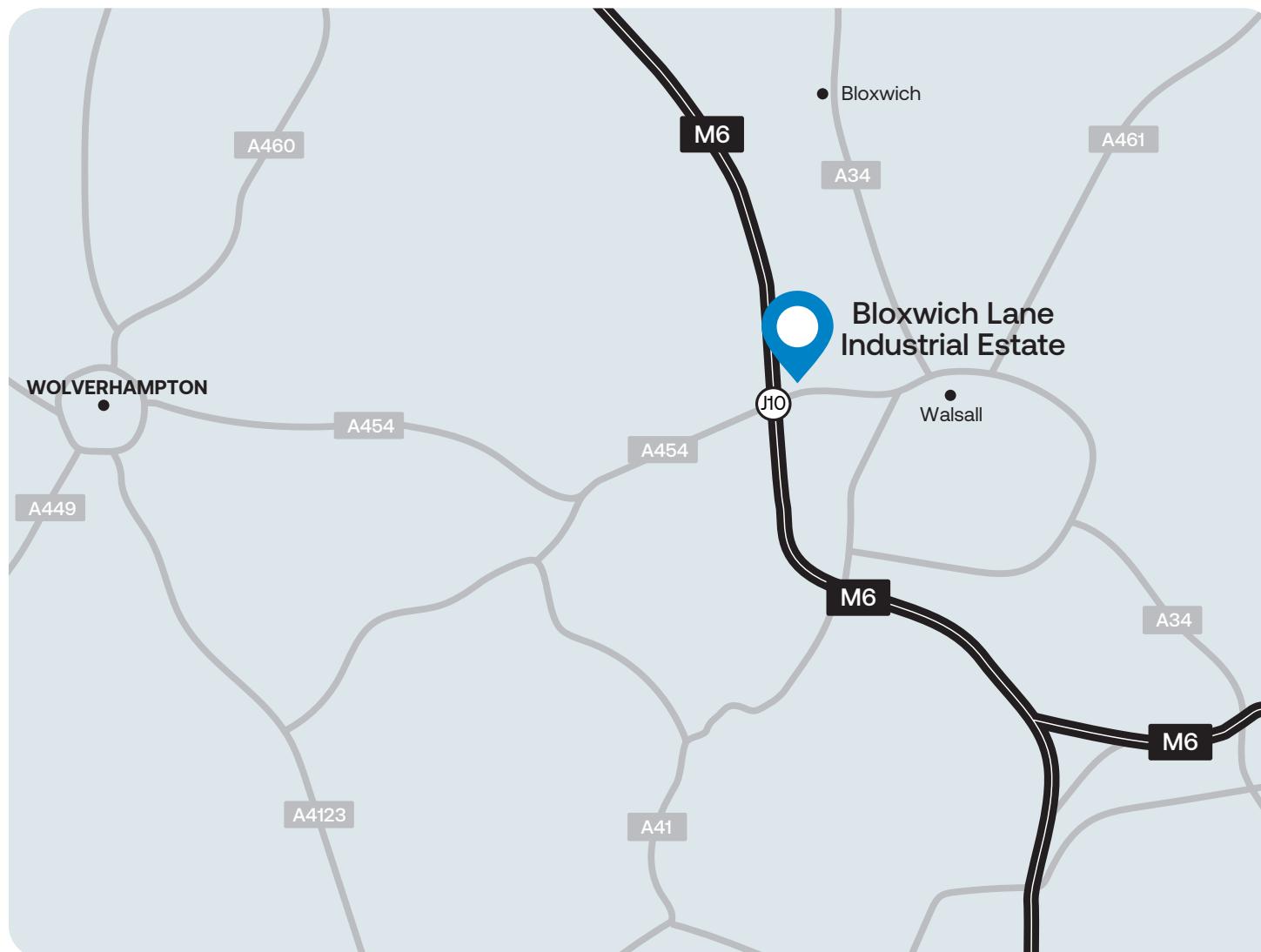
# Site plan & accommodation

Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	20,252	Immediately
<b>Total</b>	-	<b>20,252</b>	-



[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Location](#)[Contact](#)

# 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.



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### Further information:

#### EPC

The Energy Performance rating for Unit 2.

#### Terms

Available on new full repairing and insuring leases.

#### VAT

VAT will be payable where applicable.

#### Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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