

# 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

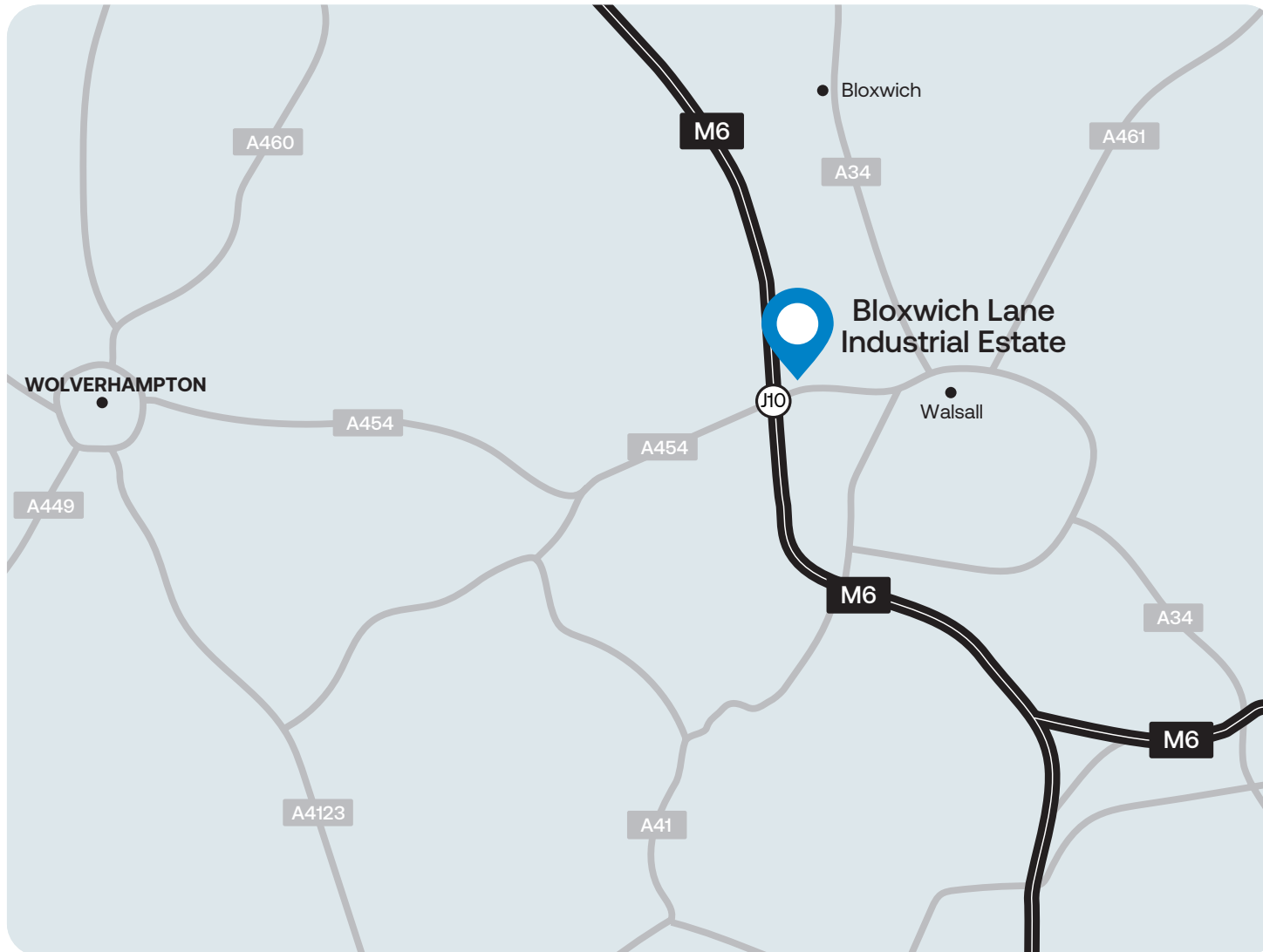


Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	20,252	Immediately
<b>Total</b>	-	<b>20,252</b>	-





# 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.



# Bloxwich Lane Industrial Estate, Walsall

Birmingham, WS2 8DL  
Warehouses to let | 20,252 sq ft

[Book a viewing](#)

**Mileway**

Liz Edgar  
midlands@mileway.com  
0121 368 1760



Lewis Giles  
lewis.giles@bulleys.co.uk  
07779 994141



Nail Slade  
neil.slade@harrislamb.com  
0121 455 9455

Tom Morley  
thomas.morley@harrislamb.com  
07921 974 139

## 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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.