

Maple Leaf Industrial Estate

Walsall WS2 8TF

Warehouse | 5,726 ft²



24 Hour access



0.5 miles (0.8 km) from M6
J10



Two level access loading
doors



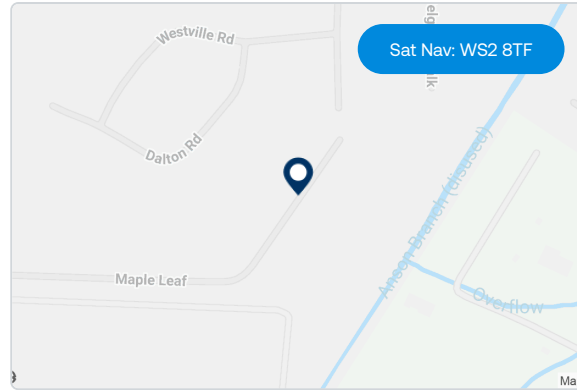
Dedicated parking



Eaves height 6.5m

Available to Let





Description

Warehouse units to be refurbished, totalling 11,452 sq ft in size. The units benefit from 6.5 m eaves and provides two level access loading doors, translucent roof panels, painted concrete floors, painted steel work and internal walls and lighting in part. The office space includes new carpet tiles throughout and LED lighting. Externally, the property benefits from dedicated parking.

Location

The property is situated on Maple Leaf Industrial Estate, accessed directly off Bloxwich Lane approximately ½ mile from Junction 10 of the M6 motorway.

Further information

EPC

EPC is available upon request.

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

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

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 17	Warehouse	5,726	Immediately	3,815
Unit 18	Warehouse	5,726	Immediately	3,815
Total		11,452		

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