

Maple Leaf Industrial Estate

Walsall WS2 8TF

Warehouse | 5,293 ft²



24 Hour access



0.5 miles (0.8 km) from M6
J10



Two level access loading
doors



Dedicated parking

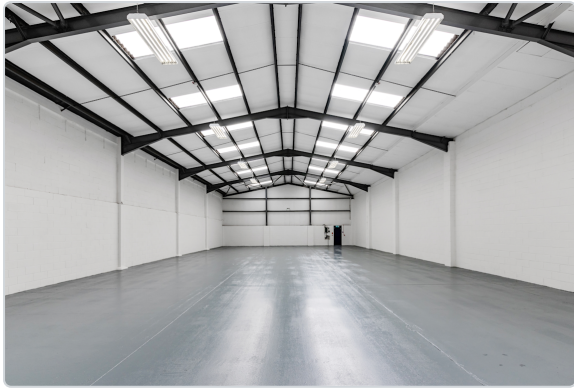


Eaves height 6.5m

Available to Let

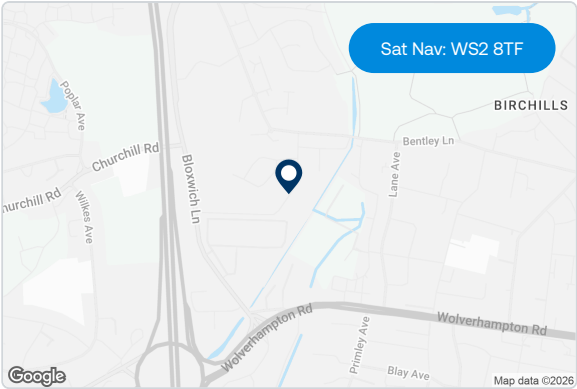


LastMileFirst | mileway.com



Description

The unit benefits from 6.5 m eaves and provides a level access loading door, 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

Rent	Terms	Legal costs
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Liz Edgar
Mileway
midlands@mileway.com
0121 368 1760

Neil Slade
Harris Lamb
neil.slade@harrislamb.com
01214559455

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



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 16	Warehouse	5,293	Immediately	3,640	B
Total		5,293			

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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.