Maybrook Industrial Estate

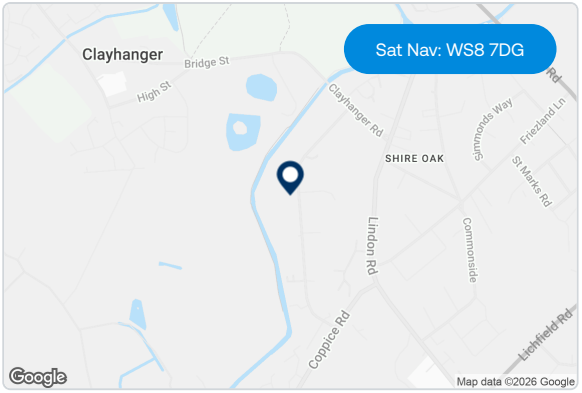
Walsall WS8 7DG

Warehouse | 3,508 - 5,048 ft²

- Secure gated yard
- Office space
- Vehicle access
- 5m eaves height







Description

Industrial premises of steel portal frame construction under a pitched roof. Externally the unit benefits from a secure parking and loading area with vehicular access via a roller shutter door and pedestrian access through the office reception. The office accommodation comprises a reception, open plan office with kitchenette and male and female w.c's. The warehouse benefits from a concrete floor, LED lighting and a height to eaves of 5 meters.

Location

Maybrook Industrial Estate is situated in Brownhills, which is north of Walsall, approximately 4.6 miles distant via A461. Lichfield is approximately 6 miles to the north of the estate via A461, Birmingham approximately 14 miles, whereas the A5 is 3 miles distant and M6 Toll 3.2 miles away.

Further information

EPC
EPC is available upon request.

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	EPC
Unit 15	Warehouse	3,508	Immediately	D
Unit 18	Warehouse	5,048	Immediately	D
Total		8,556		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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