



WS2 8TW

# INDUSTRIAL

Bentley Lane Trading Estate, Bentley Lane, Walsall WS2 8TW



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# INDUSTRIAL



- Established Location
- Flexible Leases
- Competitive Rents
- Immediate Occupation
- Integral Offices
- Roller Shutter Access



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## TO LET

SIZES FROM

**2,453 - 5,974 SQ FT**  
(227.9 - 554.9 m<sup>2</sup>)

Over 200 locations throughout the Midlands and the North

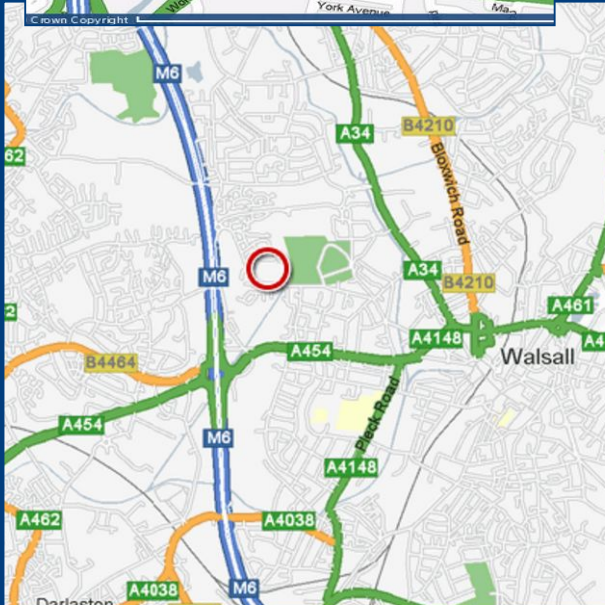
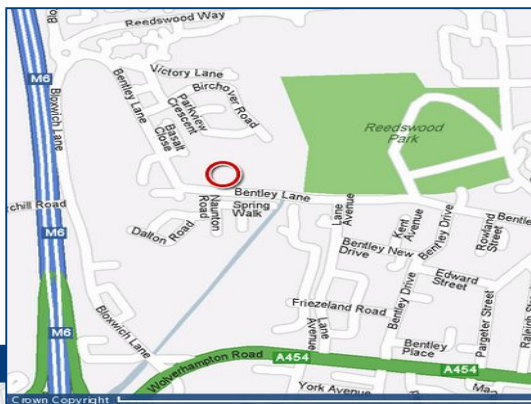


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## LOCATION

Walsall lies approximately 10 miles to the North West of central Birmingham. The town benefits from excellent communication links being in close proximity to junction 9 and 10 of the M6 motorway, which also intersects with the M5 motorway.



## DESCRIPTION

The property comprises a single terrace of 13 light industrial units with separate loading facilities, ranging in size from 2,452 sq ft to 5,974 sq ft.

Each unit has a roller shutter and separate personnel door leading to toilets and offices with good natural light coming from the north lit roof.

The estate benefits from double leaf entrance gates and pallisade fencing to the front of the estate and externally monitored CCTV system.

Parking is available to the front of the units and in the large car park to the side of the estate.

## TERMS

Units are available to let on new flexible 3 year leases incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss.

## AVAILABILITY

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

## VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact Dawn Webster on 0121 523 2929

**SUBJECT TO CONTRACT**

## INDUSTRIAL

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August 2010.

**Whittle Jones - Midlands**

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