

 WS2 8TW

INDUSTRIAL

Unit 15-16 Bentley Lane Trading Estate,
Bentley Lane, Walsall WS2 8TW


NORTHERN TRUST
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INDUSTRIAL



- ESTABLISHED LOCATION
- FLEXIBLE LEASES
- COMPETITIVE RENTS
- IMMEDIATE OCCUPATION
- RENT INCENTIVES AVAILABLE
- 3 PHASE ELECTRICITY
- INTERNAL OFFICES
- LARGE YARD AREA
- GATED SITE
- EXTERNALLY MONITORED CCTV



 INDUSTRIAL

TO LET

SIZES FROM

17,790 SQ FT
(1,652.7 SQ M)

Over 200 locations throughout the Midlands and the North

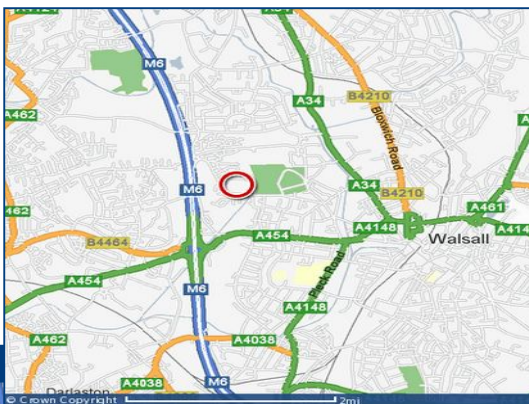
**WHITTLE
JONES**
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0121 523 2929
www.whittlejones.com

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Location

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



Description

The property is a steel portal framed unit with a pitched roof. The property gives a clear span throughout and has two roller shutter doors either end of the building offering flexibility with offices and male, female and disabled toilets to one end.

The site benefits from a large secure yard to the side and rear of the property.

Bentley Lane Industrial Estate benefits from an externally monitored CCTV system offering out of hours security.

Terms

The unit is available to let on new flexible 3 year lease. There is a standard short term lease, enabling businesses to move in quickly and with the minimal fuss.

Rent

£53,370 per annum exclusive.

Service Charge

A service charge is payable for the maintenance of the common areas.

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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Whittle Jones - Midlands

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