



TO LET

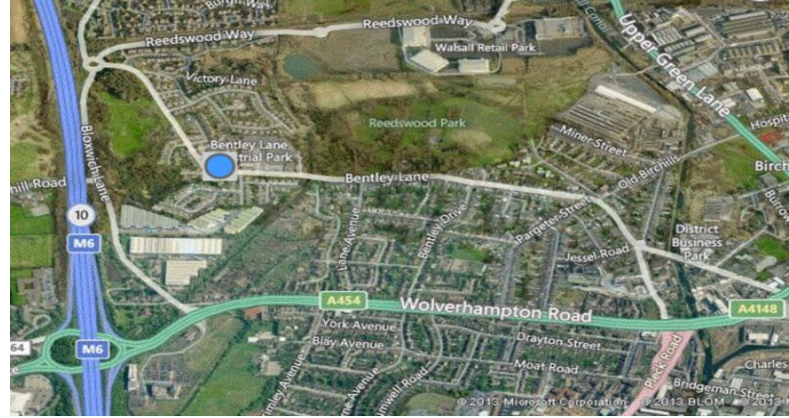
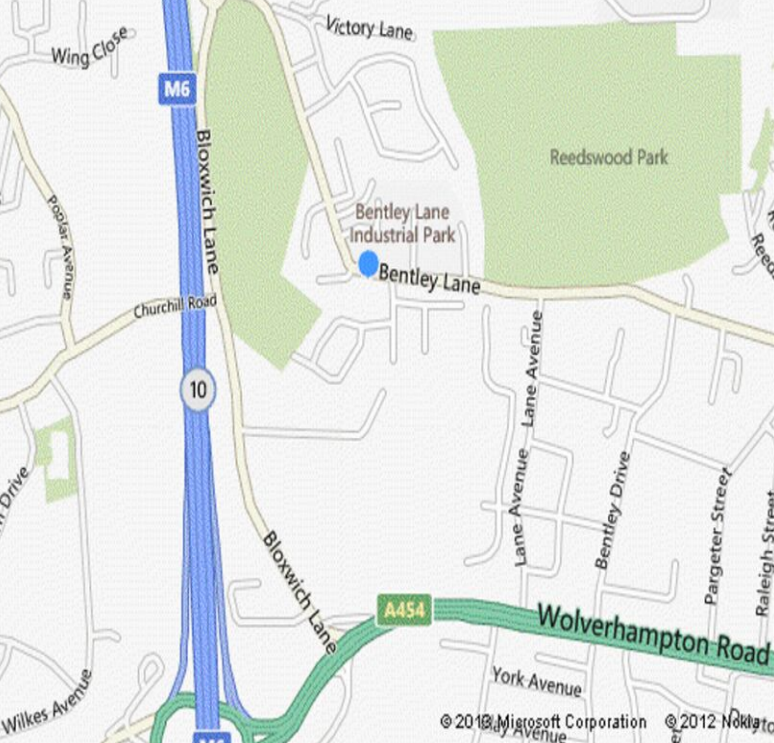
Bentley Lane Industrial Estate

Bentley Lane, Walsall, WS2 8TL



- Established Location
- Gated Site with CCTV
- Three Phase Electricity
- Ample On Site Parking
- Excellent Transport Connections
- Roller Shutter Door to Warehouse

WORKSHOP / INDUSTRIAL UNITS
2,453 - 5,974 sq ft (227.9 - 554.9 sq m)



TRAVEL DISTANCE

| Location | Miles | Mins | Mode |
|---------------------|-------|------|------|
| Junction 10, M6 | 1 | 5 | Car |
| Walsall Retail Park | 1.2 | 5 | Car |
| Birmingham | 13.5 | 25 | Car |

Source: theAA.com

Bentley Lane Industrial Estate

Bentley Lane, Walsall



DESCRIPTION

The Estate comprises of two rows of 16 light industrial units in total, with separate loading facilities. Each unit has a roller shutter and separate personnel door leading to the toilets and offices with good natural light coming from the rooflights.

The Estate benefits from double leaf entrance gates and palisade 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 communal car park in the centre of the estate.

SPECIFICATION

- Roller Shutter to Warehouse
- Office and Toilet Accommodation
- Three Phase Power
- Concrete Floor
- Good Natural Light
- Pitched Roof
- Level Loading Bay
- Gated Site with 24/7 Access

EPC

Details regarding EPCs can be found on the accompanying schedule.

LOCATION

The Estate is located approximately 1 mile from junction 10 of the M6 motorway offering excellent communication links to both the North and the South.

Walsall lies North of Birmingham with the Estate itself being situated in a mixed commercial and residential location close to the A454 Wolverhampton Road.

TERMS

Units are available to let on flexible terms of three years incorporating break options. There is a standard short form lease enabling businesses to move in quickly with minimal fuss and no legal fees.

VIEWING / FURTHER INFO

For viewings or further information, please do not hesitate to contact us on 0121 523 2929.



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