



TO LET

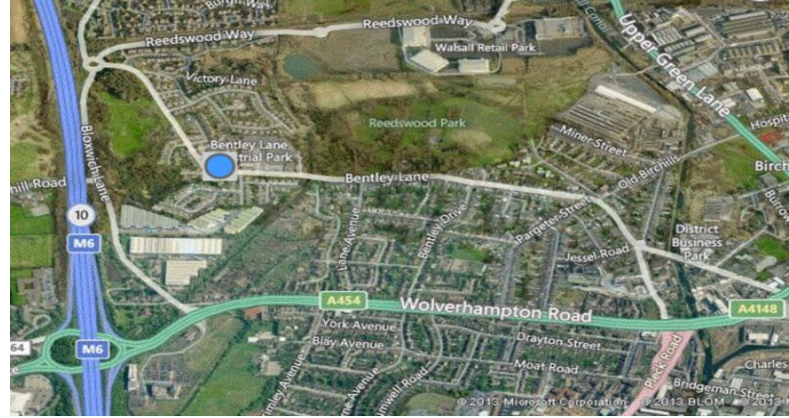
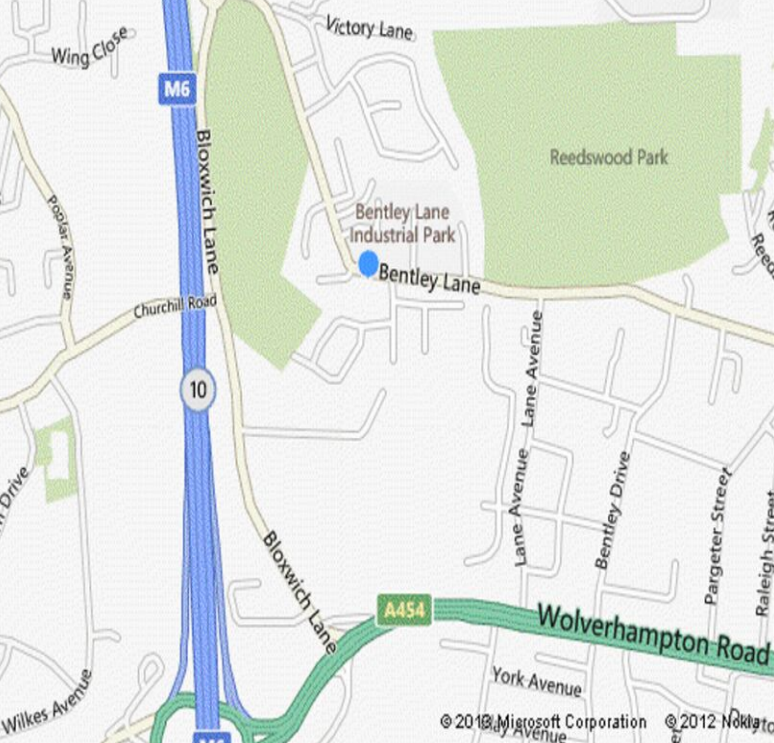
BENTLEY LANE INDUSTRIAL ESTATE

Bentley Lane, Walsall, WS2 8TL



- All Enquiries Welcome
- Fifteen Individual Offices
- Roadside Visibility
- Established Location
- Excellent Transport Connections
- Private Car Park

OFFICE BLOCK
3,100 sq ft (288 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

An opportunity has arisen to invite all enquiries on this two storey office block at Bentley Lane Industrial Estate. Currently, the building is split across two floors to include a reception area, fifteen individual offices, male and female toilet facilities per floor and a kitchen. Further to this, the building benefits from its own car park as well as access to the communal parking on the wider estate.

Bentley Lane Industrial Estate benefits from double leaf entrance gates and palisade fencing to the front of the estate, with an externally monitored CCTV system. The site benefits further from excellent transport links to the wider region.

SPECIFICATION

- Double Leaf Entrance Gates
- Toilet and Kitchen Facilities
- Roller Shutter to Front Reception
- Gated site with 24/7 Access
- Roadside Visibility
- Ample On Site Parking
- Excellent Transport Links
- External CCTV Coverage

EPC

A copy of the EPC for the building can be provided on request.

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

Available to let on a full repairing and insuring Lease. Term to be agreed.

VIEWING / FURTHER INFO

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



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