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TO LET

BENTLEY LANE TRADING ESTATE

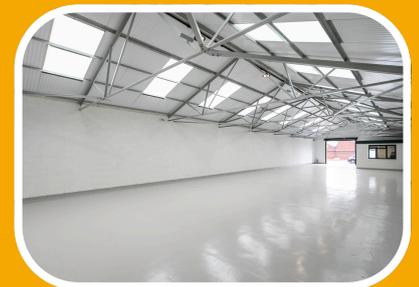
BENTLEY LANE | WALSALL | WS2 8TW

INDUSTRIAL UNITS

2,453 - 11,740 SQ FT

KEY FEATURES

- Good Transport Links
- On-Site Parking
- Level Loading Bays
- Established Location
- 24/7 Access
- Nearby Amenities



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BENTLEY LANE TRADING ESTATE

BENTLEY LANE | WALSALL | WS2 8TW



LOCATION

Bentley Lane Industrial Estate is located in a well-established commercial area of Walsall, approximately ten miles north of Birmingham City Centre. The estate benefits from excellent transport connectivity, being situated less than one mile from Junction 10 of the M6 motorway, providing quick access to both regional and national road networks.

The property is positioned close to the A454 Wolverhampton Road, a major arterial route linking Walsall and Wolverhampton, and offers convenient access to a range of local amenities, including shops, eateries, and service facilities. There are excellent public transport links within walking distance. Its central location within the Black Country makes Bentley Lane Industrial Estate an attractive option for occupiers seeking well-connected, and flexible, industrial accommodation.

MODERN INDUSTRIAL UNITS 2,453 - 11,740 SQ FT

DESCRIPTION

Bentley Lane Industrial Estate comprises two terraces of 16 light industrial units, providing a total of 32 purpose-built units designed to suit a range of light industrial, trade counter, and warehouse occupiers. Each unit benefits from a roller shutter door for loading access, a separate personnel entrance, and integral office and WC. The units feature good natural light through rooflights, contributing to a pleasant and efficient working environment.

The estate is secured by double leaf entrance gates and steel palisade fencing, with an externally monitored CCTV system for added security. Externally, there is allocated parking directly in front of each unit, as well as a large communal car park situated in the centre of the estate, providing excellent circulation and vehicle access.

KEY FEATURES

- Gated site with 24/7 access
- Externally monitored CCTV system
- Level loading bays with roller shutter doors
- Three-phase electricity
- Pitched roofs with natural rooflights
- Nearby retail and food outlets in Walsall Town Centre
- Less than a mile from Junction 10 of the M6 motorway
- Ten miles north of Birmingham City Centre (approx.)



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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