



Bentley Mill Way,
Walsall WS2 0LE

TO LET

1.3 Acre Self-contained Industrial Site

8,508 Sq Ft
(790 Sq M)

DESCRIPTION

The property comprises a fully refurbished warehouse, existing workshop and a separate two storey office building on a large secure, gated site.

The modern warehouse is of steel portal frame construction and benefits from LED lighting. The existing unit comprises a workshop of brick-built construction.

The offices comprise a stand alone two storey office building with brick elevations and comprises a mix of open plan and cellular offices with kitchen and WC facilities.

- ✓ Refurbished industrial premises
- ✓ Modern two storey offices
- ✓ Secured self-contained site extending 1.3 acres



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	8,508	790

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Business Rate are currently jointly assessed with other premises. The RV will be split prior to lease commencement.

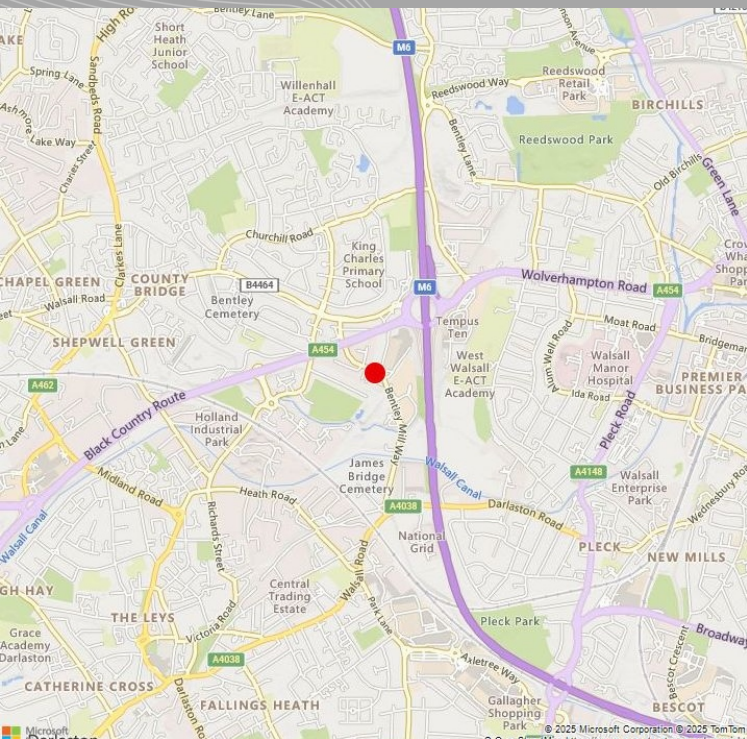
TERMS

The premises is available on new full repairing and insuring leases for a term of years to be agreed. Rent provided on application.

EPC C (54).



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LOCATION

The property is located on Bentley Mill Way, within 0.5 miles of Junction 10 of the M6 motorway. Walsall Town Centre is located approximately 2 miles to the east.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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