

Bentley Mill Way | Walsall

| West Midlands | WS2 0LE |

Lambert
Smith
Hampton

Key features

- ✓ Refurbished industrial unit
- ✓ Modern two storey offices
- ✓ Secure self-contained site
- ✓ 0.5 miles from Junction 10 M6

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Red line approximate leasehold site boundary.

To Let – 1.3 Acre Self-contained Industrial Site

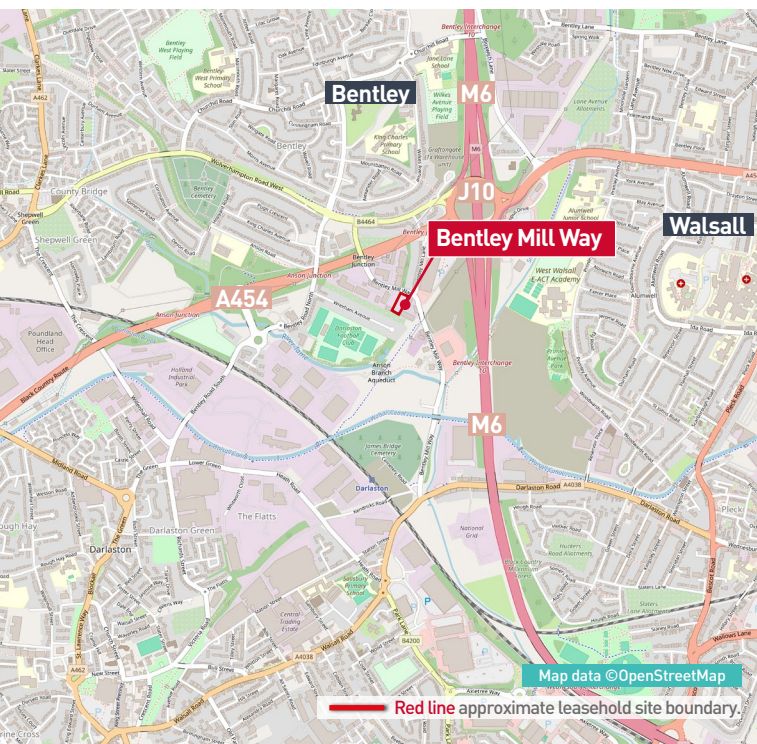
Existing Buildings Extending 8,508 sq ft (790 sq m)











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.

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.

Accommodation

The property comprises the following approximate Gross Internal Areas:

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

EPC

The property has an EPC of **C (54)**, **D(79)** and **B(36)**.

Terms

The property is available to let in its entirety on a new full repairing and insuring lease for a term of years to be agreed. Rent provided on application.

Legal costs

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

Business Rates

Rateable Value (2026) £91,500.

VAT

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

Viewing and Further Information

Viewing strictly by prior appointment.

Peter Edwards

M: 07354 846 001

E: pedwards@lsh.co.uk

Jack Garrity

M: 07752 465 321

E: jgarrity@lsh.co.uk

Lambert Smith Hampton

Interchange Place,
Edmund Street,
Birmingham, B3 2TA

Office: 0121 2362066

**Lambert
Smith
Hampton**

lsh.co.uk

