

INDUSTRIAL, LAND | TO LET

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FORMER CEMEX YARD, PLANETARY ROAD, WILLENHALL, WV13 3SW

0.67 ACRES (0.27 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Secure Industrial Yard Premises with Covered Loading Areas and Ground-Floor Office and Storage Accommodation, Benefiting from Excellent Road

- 0.67 Acres
 - Offices and Stores of c. 980 ft²
 - Fully Concreted Yard with Secure Fencing to All Sides
 - Covered Working Areas (Unmeasured)
 - Excellent Transport Links
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DESCRIPTION

The property comprises a secure yard facility extending to approximately 0.67 acres.

The site is level and broadly rectangular in shape, with a fully concreted surface throughout. Vehicular access is provided via palisade entrance gates, opening into a substantial yard area suitable for a range of storage, parking and operational uses.

A brick-built office building with a mono-pitched roof provides office and ancillary accommodation. The remainder of the site is predominantly open yard, with a number of covered working areas.

We understand the property benefits from mains electricity and water, with foul drainage provided by way of a septic tank.

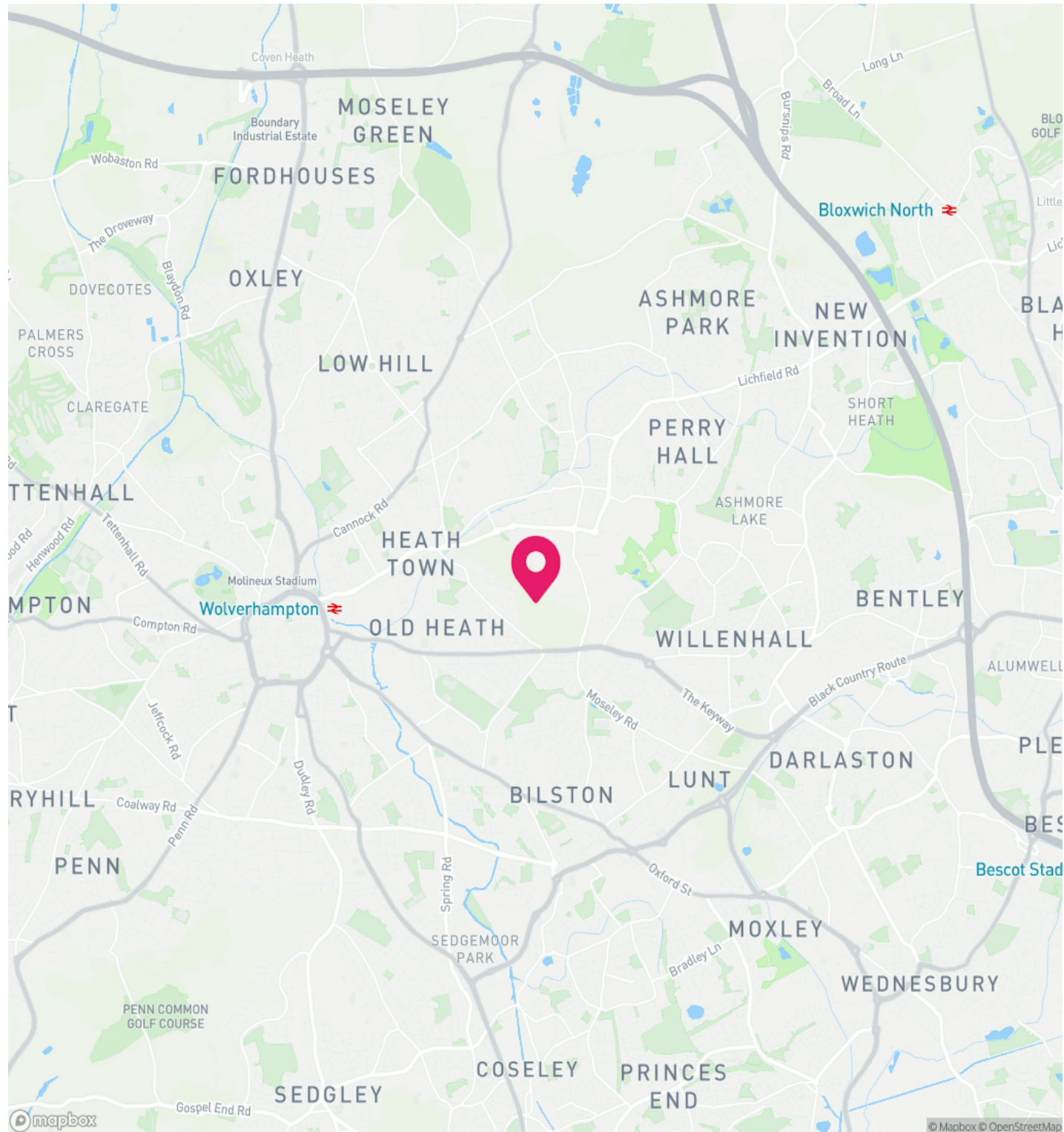
LOCATION

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The site is located on Planetary Road, Willenhall, in an established Black Country industrial location.

Planetary Road is accessed via Neachells Lane, which in turn connects with Willenhall Road and The Keyway, providing convenient access towards Willenhall, Wolverhampton, Walsall and the wider Black Country road network

The location is well suited to open storage, yard and industrial uses, with the surrounding area comprising a mixture of industrial, trade, storage and commercial occupiers. The Keyway provides onward access to the A454 Black Country Route and wider motorway network, including Junction 10 of the M6.



AVAILABILITY

Name	sq ft	sq m	Availability
Outdoor - Yard	29,185.20	2,711.39	Available
Ground - Office / Stores	1,080	100.34	Available
Total	30,265.20	2,811.73	

SERVICES

We understand that all mains services are available on site. We recommend that all interested parties carry out their own investigations as to the suitability of the connections.

RATEABLE VALUE

To be confirmed.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£62,500 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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