# Unit 1 Gallagher Industrial Estate

Stockton Close, Walsall, WS2 8LH




## TO LET

24,259 SQ FT
(2,253.73 SQ M)

RENT ON APPLICATION

Existing Chilled Warehouse

- Existing Chilled Facility
- 5.85m Eaves
- Fenced yard
- Canteen Facility
- 27 Car Spaces
- J10 M6 - 2 Miles

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## Description

The property comprises a 4 bay steel portal framed warehouse with part brick built/part glazed elevations beneath an insulated corrugated asbestos roof incorporating translucent light panels. Eaves height is approximately 5.85m and the unit benefits from 4 roller shutters; 2 to the front and 2 to the rear.

The warehouse is currently fitted as a chilled warehouse.

The office block to the front of the property provides mainly open plan accommodation including meeting rooms and staff welfare facilities.

Externally, there is a fenced tarmacadam surfaced yard/car park to the side of the unit providing with access to the rear storage and loading area. There is additional forecourt car parking at the front.

## Location

The property is located just off Green Lane (A34) on Stockton Close in a predominantly industrial area, only 1 mile to the north of Walsall Town Centre. The Gallagher Industrial Estate being a well established commercial location with local occupiers including Howdens, Screwfix and Wolseley.

Walsall lies approximately 9 miles to the north of Birmingham and about 6 miles to the east of Wolverhampton. Junction 10 of the M6 Motorway is about 2 miles and Junction 9 being about 2.5 miles to the south.

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available by way of new FRI type lease for a term of years to be agreed.

## Services

Mains 3 phase electricity, water and drainage are all connected at the property.

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## Accommodation

The accommodation comprises the following areas:

| Description | sq ft | sq m |
|---|---|---|
| Chilled Warehouse | 17,478 | 1,623.76 |
| Workshop Storage | 3,805 | 353.50 |
| Offices | 2,976 | 276.48 |
| Total | 24,259 | 2,253.74 |

## Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing or purchasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

## Contacts

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## Further Information

View on our website

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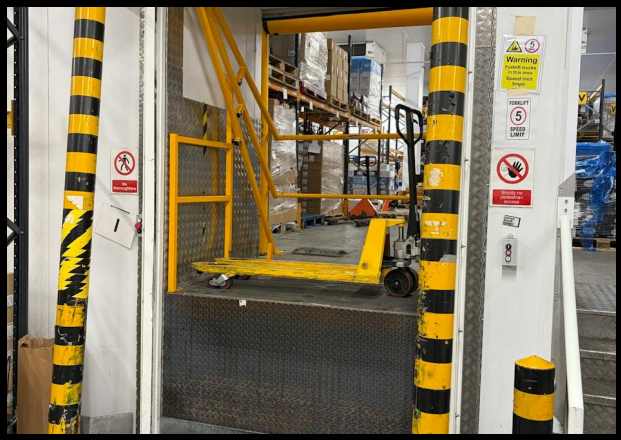
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