



Maple Leaf Industrial Estate Bloxwich Lane, WALSALL, WS2 8TF *Refurbished Unit Ready for Immediate Occupation*

TO LET

Unit 14-15

Size: 11,278.00 sqft (1,047.76 sqm) | **Rent:** £45,500 Per Annum

- Newly refurbished unit
- 6.5m eaves height
- Two level access doors
- Fitted internal offices
- Men's and Women's WCs
- Allocated parking

LOCATION:

The premises are situated on the Maple Leaf Industrial Estate, accessed directly off Bloxwich Lane approximately 0.5 miles from Junction 10 of the M6 motorway. Bloxwich Lane provides access to the A454 Wolverhampton Road which in turn provides access to Walsall, approximately 1 mile East and the Black Country Spine Road, leading to Wolverhampton, approximately 3 miles West. The M6 connects to the M5 and M6 Toll, linking to the M42, M40 and National Motorway Network.



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DESCRIPTION:

A newly refurbished portal framed industrial unit. The unit benefits from warehousing and offices, brick/clad elevations, two level access loading doors, translucent roof panels, painted concrete floors, painted steel work and internal walls and lighting in part. The offices include new carpet tiles throughout, security doors in part, security bars to windows, lighting and W/C provision Externally the units have allocated parking.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Warehouse	11,278.00	1,047.76
TOTAL	11,278.00 sqft	1,047.76 sqm

TENURE:

RENT: £45,500 Per Annum

SERVICE CHARGE: The current estate charge is £2,820 per annum.

VAT: VAT will be applicable at the prevailing rate

RATEABLE VALUE: The current rateable value of the property is £34,750 per annum.

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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