

# Bloxwich Lane Industrial Estate Walsall

Available to Let  
Warehouse  
20,246 - 40,498 sq ft



Roller shutter door



Communal parking



300 m from junction 10 of the M6



5.4 m eaves height



# Bloxwich Lane Industrial Estate

Bloxwich Industrial Estate, Bloxwich Lane Walsall WS2 8DL



## Description

Bloxwich Industrial Estate, provides a terrace of seven self contained modern refurbished industrial warehouses, with individual units available from 20,478 square feet. Units are of a steel frame construction with part brick/part steel elevations and pitched roofs, with a minimum internal haunch height of 5.4 metres and benefit from roller shutter door access at the front and rear within a secure well managed estate and additional communal parking.

## Location

Bloxwich Industrial Estate is situated approximately 2 miles (3.2 km) north west of Walsall and occupies a strategic location less than 300m from junction 10 of the M6 motorway via the A454 Wolverhampton Road dual carriageway. The M54 and M6 Toll motorways are located 4.5 miles (7.2 km) and 6.5 miles (10.4 km) to the north respectively and the M5 motorway is located 4.2 miles (6.7 km) to the south.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	20,252	Immediately
Unit 6	Warehouse	20,246	Immediately
Total		40,498	