



hexagon™
commercial property



- 13,075 SQ FT WITH MINIMUM 3.5M EAVES HEIGHT
- AMPLE YARD SPACE
- ROLLER SHUTTER ACCESS
- GOOD MOTORWAY LINKS

INDUSTRIAL

13,075 SqFt (1,215 SqM)

£65,000 plus VAT per annum

Unit 7 Ezekiel Lane, Willenhall, WV12 5QU

TO LET



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Description

This unit is of brick built construction with part steel portal frame and part steel truss roof and consists of a large, open plan warehouse across two bays. The unit has minimum eaves height of 3.5m as well as a 12 foot roller shutter to the front elevation. There is also a small roller shutter and personnel door providing additional access.

The property is located on a secure gated yard which offers ample yard space for parking and HGV access.

Location

The site is prominently located on Ezekiel Lane which is off Straight Road (A462). It benefits from excellent links to the motorway network with Junction 10 of the M6 (1.5 miles), the M54 (3 miles) and the M5 (4.5 miles) all within close proximity. Willenhall is an established commercial destination with the Poundland Head Office approximately 1 mile from Ezekiel Lane.

Accommodation

Warehouse - $148.78 \times 84.34 = 12,547$ sq ft

Ancillary Space - $34.13 \times 15.48 = 528$ sq ft

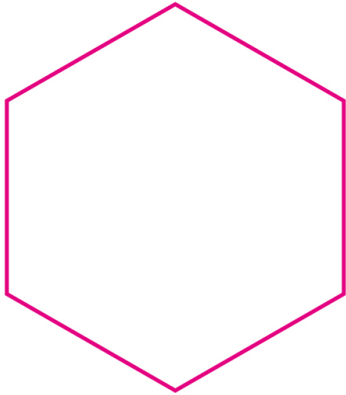
Rates

Rateable Value - £54,000

Rates payable - £26,946 approx.

Terms

Please contact the agent for further details - 01384 374888



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