



hexagon™
commercial property



- RENTAL INCENTIVES AVAILABLE
- 300+ ON-SITE CAR PARKING SPACES
- OVERNIGHT SECURITY / CCTV
- LARGE 3-PHASE ELECTRICITY SUPPLY

INDUSTRIAL

13,500 SqFt (1,254 SqM)

£75,000 plus VAT per annum

Unit 4 West Point Business Park, Walsall, WS9 8BG

TO LET



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Description

This property comprises of a 13,500 Sq Ft unit with a single toilet within the unit. The unit is concrete portal frame construction, with brick and block curtain walling beneath a pitched insulated steel clad roof. The unit benefits from a newly installed access door with an approximate eaves height of 5.5m rising to 7.5m. There is a shared concrete service yard and car parking for up to 300 vehicles. The secure site is fenced and gated and benefits from overnight security and CCTV.

Location

West Point Business Park is located at the junction of Dumblederry Lane and Middlemore Lane West. Aldridge WS9 8BG. The park is approximately eight miles north of Birmingham City Centre, eleven miles east of Wolverhampton and three miles to the northeast of Walsall. Close to J7 M6 / M5 & M6 J10 and 2 miles from M6 Toll.

Accommodation

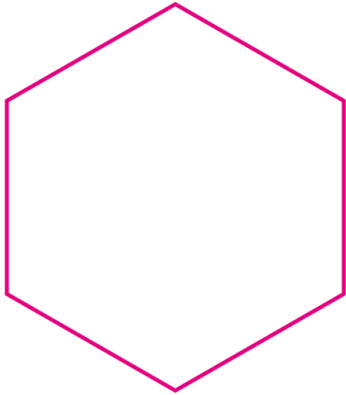
Unit - 13,500 Sq Ft

Rates

Business rates to be confirmed

Terms

The premises are to be let by way of new lease on terms to be agreed



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Hexagon Commercial Property is a trading name of Lex Allan Limited

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