



TO LET

OPEN STORAGE LAND

**452 WOLVERHAMPTON ROAD
WALSALL, WEST MIDLANDS, WS2 8TB**



2.45 acres (0.99 ha)

- **Highly prominent position fronting A454 Wolverhampton Road, just off J10 M6 Motorway**
- **Surfaced and fenced**





Location:

The site is well located with a good and prominent frontage to the A454 Wolverhampton Road opposite the Village Leisure Scheme and approximately 500 yards from Junction 10 of the M6.

Description:

The site is of a regular shape and predominantly tarmac surfaced. There is perimeter lighting and a ring fence along with a gated access point.

There is a former industrial building which can be used for covered storage in the North West corner of the site.

Accommodation:

The total site area extends to approximately 2.45 acres (0.99 hectares).

Quoting Rent:

£65,000 per acre, per annum, exclusive.

Services:

We understand that all mains services are connected to the site.

Business Rates:

Rateable Value (2023) - £46,250

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

Viewing:

Strictly by way of the sole agents:

HARRIS LAMB
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

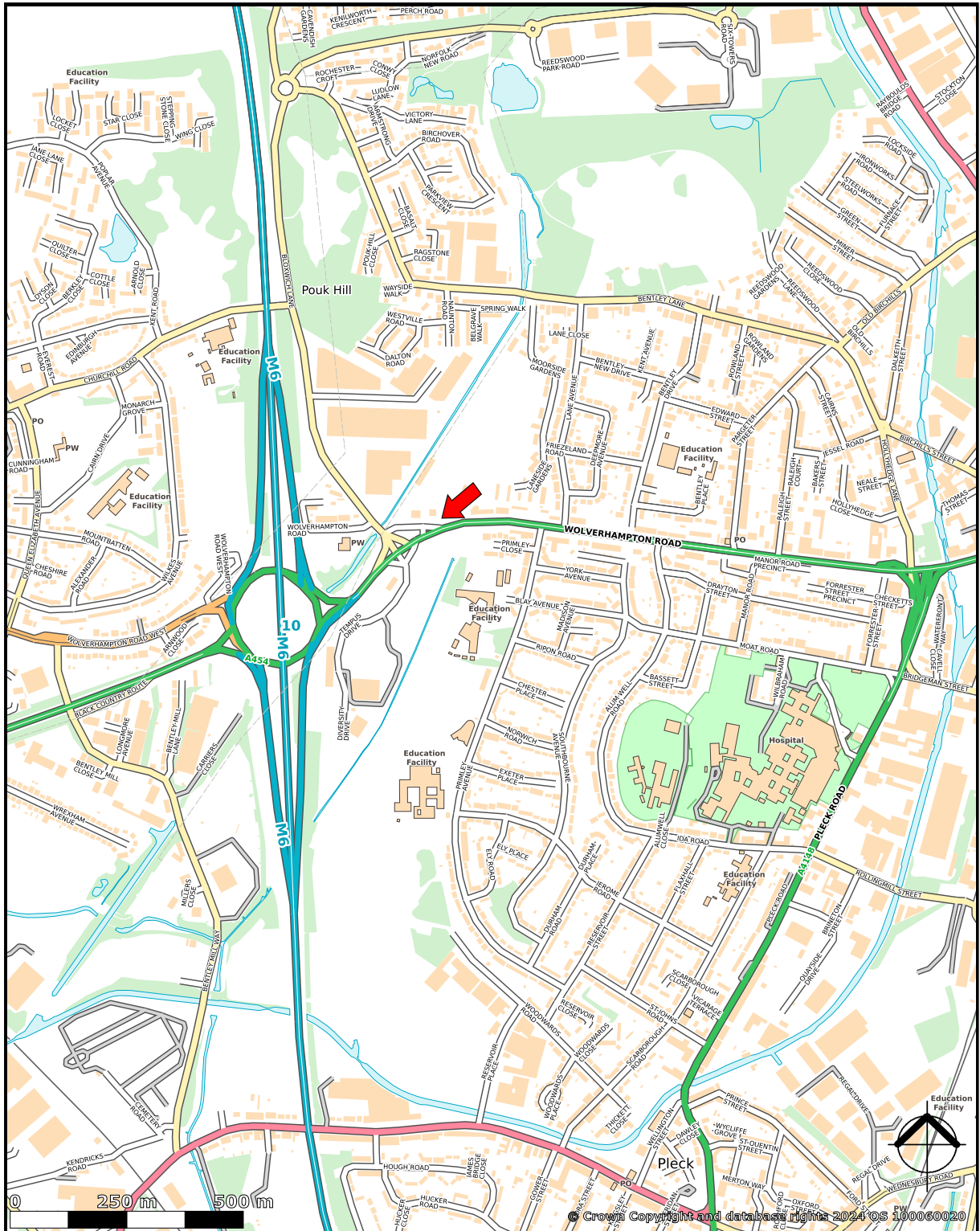
Tel: 0121 455 9455
Contact: Charles D'Auncey
Email: charles.dauncey@harrislamb.com

Ashley Brown
ashley.brown@harrislamb.com

Ref No: G5095
Date: June 2024

SUBJECT TO CONTRACT





created on **edozo**

Plotted Scale - 1:13,048