

Unit 9 The Maple Centre, Bull Lane, Wednesbury WS10 8ST

TO LET

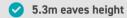
Industrial/Warehouse Unit

35,243 Sq Ft (3,274 Sq M)

# The Maple Centre, Bull Lane, Wednesbury WS10 8ST

# **DESCRIPTION**

The Maple Centre was constructed in the 1980's as single unit which has since been divided to comprise 9 warehouse units situated on a securely fenced and gated site. The building is of steel portal frame construction with brick elevations and a pitched roof incorporating translucent roof lights. Unit 9 comprises:



5 loading doors

2 storey offices



# LOCATION

The property is located on Bull Lane which in turn provides access to the Black Country New Road. The property is situated within an established industrial area with J9 of M6 motorway less than 3 miles in distance and J10 of M6 motorway situated 3.2 miles in distance.

# **ACCOMMODATION**

Gross Internal Areas	sq ft	sq m
Warehouse	30,507	2,834
Ground Floor Office	2,573	239
1st Floor Office	2,163	201
Total	35,243	3,274

# **VAT**

All prices, premiums and rents, etc are quoted exclusive of VAT.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in any transaction.

### **BUSINESS RATES**

Rateable Value: £125.000

Please note that this is not the rates payable.

# **TERMS**

The unit is available on new full repairing and insuring lease for a term of years to be agreed between the parties at a quoting rent of £176,250 per annum exclusive.

# **EPC**

D (82)

# **VIEWING & FURTHER INFORMATION**

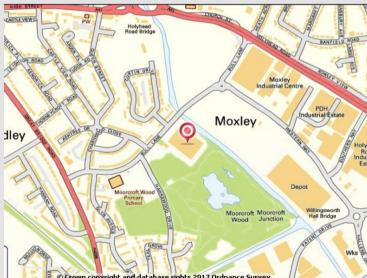
Viewing strictly by prior appointment:



Alex Eagleton 07594 509 011 AEagleton@lsh.co.uk

Peter Edwards 07354 846 001 PEdwards@lsh.co.uk





© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. Alt rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

lsh.co.uk