



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:

- ✓ 5.3m eaves height
- ✓ 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

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Regulated by RICS 16-May-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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