



Reservoir Place, Walsall WS2 9RX

**TO LET**

Industrial / Warehousing Premises

**18,232 Sq Ft  
(1,694 Sq M)**

## DESCRIPTION

The property is accessed via Reservoir Road, which joins the A4038 Wednesbury Road a short distance to the south. The property comprises a three bay L shaped warehouse premises suitable for manufacturing and storage purposes, with single storey office accommodation. The office accommodation is located to the front of the building.

- ✓ Functional warehousing accommodation
- ✓ Shared loading yard
- ✓ Opposite the 'SPARK' industrial redevelopment
- ✓ Flexible lease terms available
- ✓ Good transport links

## LOCATION

The property is located on Reservoir Place, 1.5 miles to the south west of Walsall town centre approximately 10 miles north of Birmingham city centre and 8 miles east of Wolverhampton with excellent road links being within 2 miles of J9 & 10 of the M6 and within 4 miles of the intersection of the M5/M6 at J8.

The property is opposite the SPARK industrial redevelopment.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	16,410	1,525
Offices	1,822	169
<b>Total</b>	<b>18,232</b>	<b>1,694</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

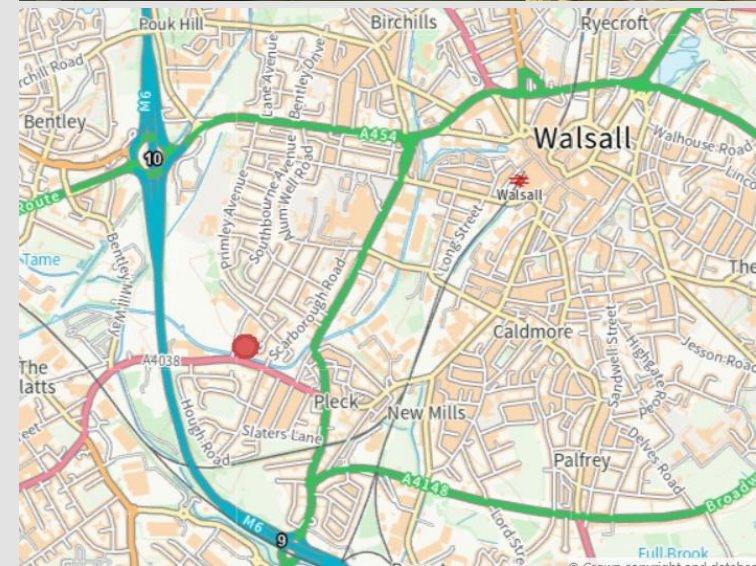
## BUSINESS RATES

The rates are assessed with the adjoining property with an RV of £96,000. Prior to any letting this would be split.

## TERMS

The property is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

EPC D (85).



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Regulated by RICS 04-Mar-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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