

# Middlemore Lane West, Walsall, WS9 8BG



**TO LET**

**SIZE: APPROX. 13,500 sqft**

- ✓ RENT FREE INCENTIVE
- ✓ 300+ ON-SITE PARKING SPACES
- ✓ OVERNIGHT SECURITY/CCTV
- ✓ CLOSE TO J7 M6 / M5 & M6 J10

**Westprop.**

## LOCATION

Westpoint Business Park is located on 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 north east of Walsall.

Close to J7 M6 / M5 & M6 J10 and 2 miles from M6 Toll.

## DESCRIPTION

This property comprises of a 13,500sq/ft unit with a single W/C within the unit.

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.

Shared concrete service yard and car parking for up to 300 vehicles.

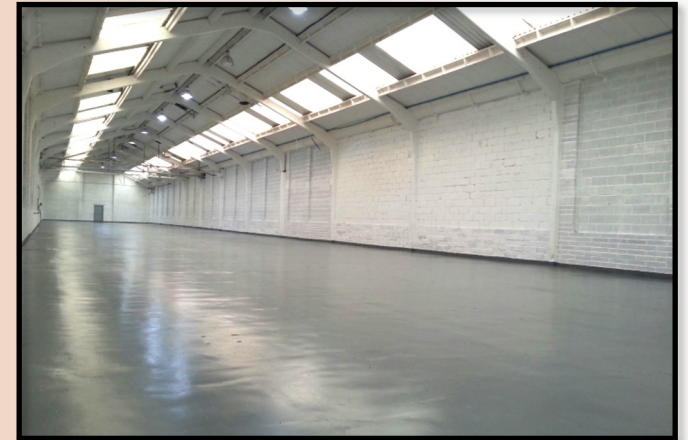
Shared access drive on a secure fenced and gated site, as well as overnight security and CCTV.

Rent free incentive available - all decorations/make-overs subject to discussion and terms.

## PLANNING

We understand that the premises have B1, B2 & B8 uses, however we advise all interested parties to make their own enquiries with the local authority

- **RENT FREE INCENTIVE**
- **300+ ON-SITE PARKING SPACES**
- **OVERNIGHT SECURITY/CCTV**
- **LARGE 3-PHASE ELECTRIC SUPPLY**





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# Westprop.

The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W', extends across the width of the text, and then turns 90 degrees downwards at the end of the word.

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