



hexagon™
commercial property



- OPEN STORAGE YARD
- LARGE ROAD FRONTAGE
- COMPACTED ROAD SURFACE
- SUITABLE FOR HGV PARKING

LAND

10 acres (4.04 hectares)

£75,000 per acre per annum

Parkway 4, Wednesbury, WS10 7LU

TO LET



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Description

An excellent opportunity to lease a prime piece of storage and distribution land. The property is currently being resurfaced ready for a new occupier. The property benefits from two gated access point. The surface comprises of a hardcore sub-base with a surface layer of road surface stone and thoroughly compacted for HGV suitability. The site is immediately bound by industrial and logistics use classes and it is believed there are no operating hour restrictions.

Location

GWS Industrial Estate is situated fronting on to the Leabrook Road North adjoining to the A4037, approximately half a mile from the A41 Black Country New Road dual carriageway which links Junction 10 of the M6 motorway and Junction 1 of the M5 motorway. Junction 9 of the M6 is located approximately 1.5 miles away.

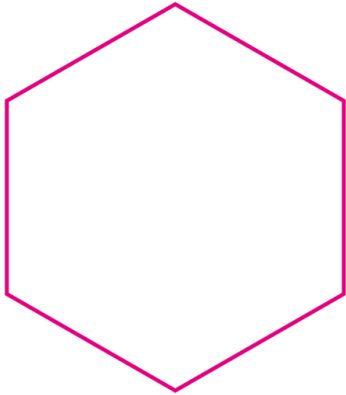
Rates

The business rates are to be assessed by the relevant local authority.

Terms

The property is available immediately, subject to contract.

A contribution towards the maintenance costs of the site and a charge for building insurance will be levied.



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info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



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