



hexagon™  
commercial property



- SUITABLE FOR USE AS A STORAGE UNIT
- NO MOTOR TRADE ACCEPTED
- W/C FACILITY
- 24 HOUR ACCESS

## INDUSTRIAL

668 SqFt ( 62 SqM )

£8,400 per annum

Unit 21 Pinfold Industrial Estate, Bloxwich, WS3  
3JS

# TO LET



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## Description

This recently refurbished unit is located on the well regarded Pinfold Industrial Estate in Bloxwich with access gained off Pinfold via a shared access driveway to a communal forecourt area. The unit is best suited for storage and there is also a W/C facility available in the unit.

## Location

The unit is located on Pinfold Industrial Estate just off Field Road in Bloxwich. Field Road provides direct access to the A34 which connects the Town Centres of Walsall and Bloxwich. Junction 10 of the M6 is only a short distance away (3 miles).

## Accommodation

Warehouse - 668 Sq Ft

## Rates

Rateable Value - £4,850

It is understood that the unit will benefit from 100% small business rate relief, the tenant should confirm this with the relevant local council.

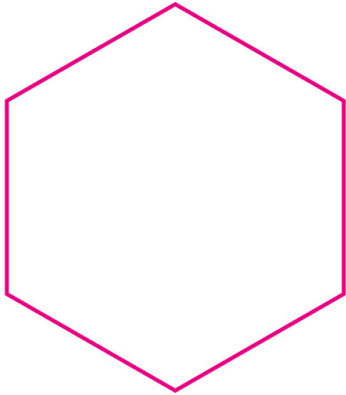
## Terms

The premises are to be let by way of new lease on terms to be agreed.

Service Charge - £840 pax

Buildings Insurance - £660 pax

There is a lease fee payable of £350 + VAT.



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