



hexagon™  
commercial property



- 3.65M EAVES HEIGHT
- 2 LEVEL ACCESS LOADING DOORS
- SECURE SELF CONTAINED GATED YARD

## INDUSTRIAL

15,340 SqFt ( 1,425 SqM )

POA

Units 1-3 Spring Lane, Willenhall, WV12 4HL

# FOR SALE



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## Description

The building is of modern steel portal frame construction and benefits from the following specification:-

- 3.65m Eaves.
- 2 Level Access Loading Doors.
- 3 Phase Electricity.
- Secure self contained yard and parking area.
- High specification offices.
- Established Industrial Location.

## Location

The property is located on Spring Lane within Spring Lane Industrial Estate in Willenhall, situated in an established industrial area located just less than a mile to Willenhall Town Centre. The property is situated 2.6 miles from Junction 10 of the M6 motorway.

## Accommodation

Warehouse - 9,651 Sq Ft

Ground Floor Office - 3,689 Sq Ft

Warehouse Offices - 1,414 Sq Ft

Warehouse Stores - 586 Sq F

Mezzanine - 661 Sq Ft

Total - 15,340 Sq Ft

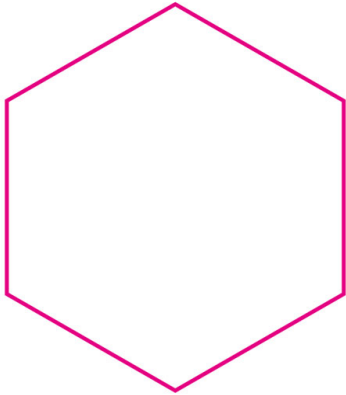
## Rates

Rateable Value - £45,500

Rates Payable - £23,296 approx.

## Terms

Price on application.



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