

hexagon™  
commercial property



- NEWLY REFURBISHED UNITS
- LED BAY LIGHTING
- 24 HOUR ACCESS

## INDUSTRIAL

From 6,021 to 22,330 SqFt ( 2,075 SqM )

POA

Access Point, Bloxwich, WS3 2XN

# TO LET



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commercial property



## Description

Access Point comprises of 4 industrial/warehouse units totaling 28,008 Sq Ft. Located to the north of Walsall town centre, the available units have been refurbished summer 2024 and there is currently 22,330 available to let across the 3 self-contained units. The gated site is securely fenced around its perimeter and benefits from 24-hour access.

## Location

Willenhall Lane forms part of the wider Leamore Industrial Park, Walsall's main Industrial area. The site is located approximately 2 miles from Junction 10 of the M6 and is approximately 7 miles east of Wolverhampton and 12 miles North West of Birmingham.

## Accommodation

Unit 1:

Warehouse - 5,318 Sq Ft

Offices - 2,291 Sq Ft

Total - 7,609 Sq Ft

Unit 2:

Warehouse - 6,900 Sq Ft

FF Office - 1,800 Sq Ft

Unit 4:

Warehouse - 5,669 Sq Ft

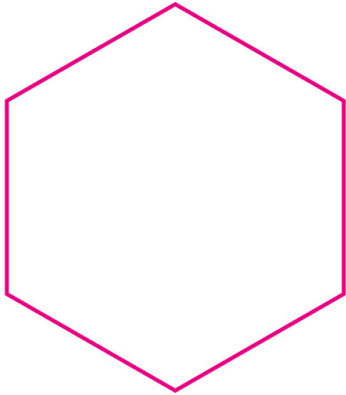
Offices - 352 Sq Ft

## Rates

Please contact the agent for further information regarding the business rates.

## Terms

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



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