

Mileway

Maple Leaf Industrial Estate Walsall

Available to Let
Warehouse
5,293 - 10,641 sq ft (492 - 989 sq m)

Roller shutter doors

0.5 miles (0.8 km) from M6 J10

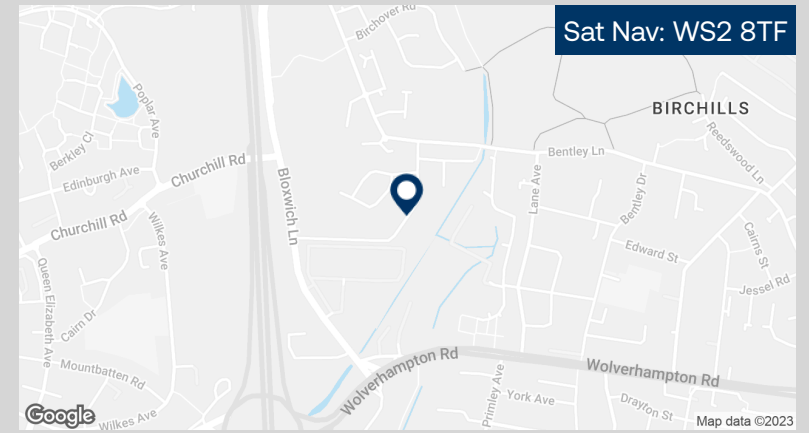
6.5 m eaves height

On-site parking

24 - hour access

Maple Leaf Industrial Estate

Maple Leaf Industrial Estate Walsall WS2 8TF



Description

This refurbished industrial unit totals to 10,641 sq ft in size. The warehouse benefits from 6.5 m eaves and provides two level access loading doors, translucent roof panels, painted concrete floors, painted steel work and internal walls and lighting in part.

The office space includes new carpet tiles throughout, security doors in part, secure windows, and lighting. Externally, the property offers from dedicated parking.

Location

The property is situated on Maple Leaf Industrial Estate, accessed directly off Bloxwich Lane approximately 1/2 mile from Junction 10 of the M6 motorway.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway

Jessica Wood
midlands@mileway.com
0121 368 1760



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 15	Warehouse	5,348	497	Under offer	£3,343 PCM
Unit 16	Warehouse	5,293	492	Under offer	£3,308 PCM
Total		10,641	989		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.