

**Mileway**

# Maybrook Industrial Estate Walsall

Available to Let  
Warehouse

5,160 - 10,392 sq ft ( 479 - 965 sq m )



Secure gated estate



Internally constructed offices



Loading door to front elevation



LED warehouse lighting

# Maybrook Industrial Estate

Maybrook Road Walsall WS8 7DG



## Description

Unit 4: To be refurbished. Industrial premises of steel portal frame construction under a pitched roof. Externally the unit benefits from a secure parking and loading area with vehicular access via a roller shutter door and pedestrian access through the office reception. The office accommodation comprises a reception, open plan office with kitchenette and male and female w.c's. The warehouse benefits from a concrete floor, LED lighting and a height to eaves of 5 meters.

Unit 19: The unit is situated in a scheme of 4 terraces of industrial/warehouse units. Each of these units are end terrace and have the following specification: secure gated estate, steel portal frame construction, brick/block work walls with cladding above, translucent roof lights, LED warehouse lighting, internally constructed offices, loading door to front elevation, car parking and loading area.

## Location

Maybrook Industrial Estate is situated in Brownhills, which is north of Walsall, approximately 4.6 miles distant via A461. Lichfield is approximately 6 miles to the north of the estate via A461, Birmingham approximately 14 miles, whereas the A5 is 3 miles distant and M6 Toll 3.2 miles away.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**

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## VAT

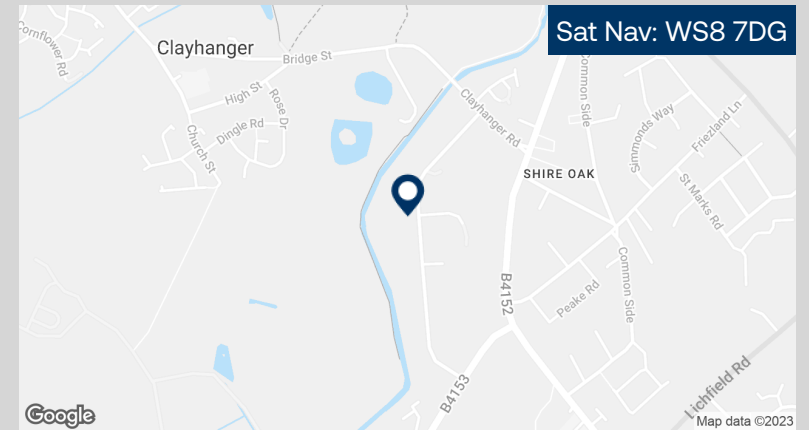
VAT will be payable where applicable.

## Legal Costs

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



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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 19	Warehouse	5,160	479	Under offer
Unit 4	Warehouse	5,232	486	Immediately
<b>Total</b>		<b>10,392</b>	<b>965</b>	

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