SHEPHERD COMMERCIAL

Industrial/Logistics

TO LET

138 Wednesbury Road, Walsall, WS1 4JJ

Modern 'plug-and-go' industrial logistics warehouse set within a private secured yard.

Summary

Tenure	To Let
Available Size	4,302 sq ft / 399.67 sq m
Rent	£35,000 per annum
Service Charge	N/A
Business Rates	To be re-assessed upon division.
EPC Rating	B

Key Points

- Open-Plan
- 4,302sqft
- Close to J9 of the M6
- Perfect For Storage
- Forecourt Parking
- Private Yard
- Secure Entrance

Description

138 Wednesbury Road, Walsall, WS1 4JJ is a single-storey industrial warehousing facility comprised of steel frame construction and insulated metal panels, together with steel cladding for thermal insulation. The unit is surmounted by insulated metal panelling among a flat roof, with access for vehicles and equipment through the steel framed roller shutter. The flooring is formed of solid concrete.

Internally, the premises are vacant in their entirety and consist of solely ground floor open-plan accommodation, incorporating hanging LED light fittings. The accommodation is currently bare, meaning any fulfilling tenant will have a plug-and-play situation regarding setting up and fitting out for occupation.

Location

The unit is located just south of Walsall Town Centre, and circa 1.5 miles east of Junction 9 of the M6. Amenities are plentiful as both residential and commercial density is relatively high in comparison to the West Midlands average – key routes such as the A461 (Lichfield Road) and A454 (Wolverhampton Road) are within close proximity.

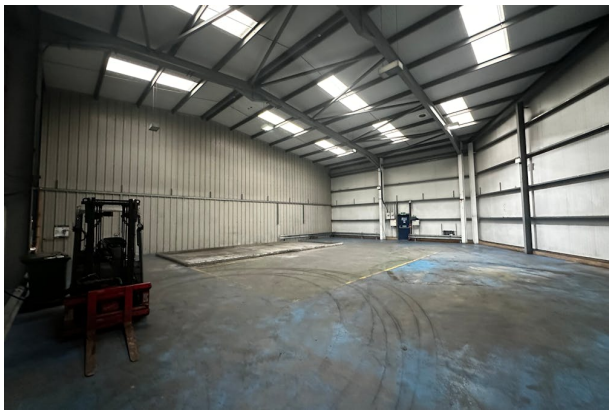
Geographically centred for logistics and distribution, the specification of the premises is Grade A, which provides a benefit amongst competing vacancies, as stock in the area tends to generally be a lower specification.

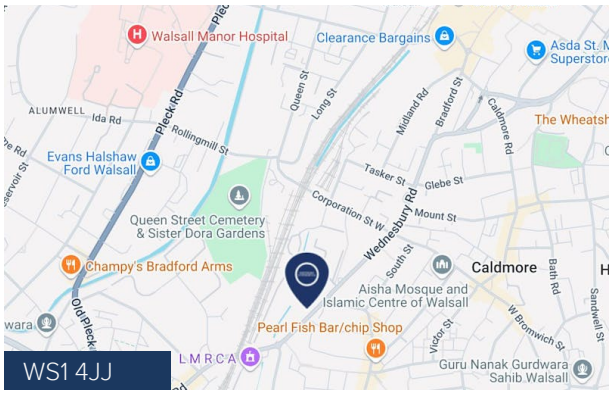
Viewings

Strictly by appointment with Shepherd Commercial

Terms

The unit is to be offered to the leasehold open-market for the sum of £35,000 per annum upon a Full Repairing and Insuring (FRI) basis. The term is to be a minimum of 5 years, with a 3 month deposit.





Viewing & Further Information

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