

TO LET -

UNIT 1 & 2 BESCOT RETAIL PARK

Walsall, WS1 4SB



Key Highlights

- 45,387 sq ft
- Use Class B8 (Storage and Distribution)
- Level access loading doors
- Substantial shared car park
- Flexible lease terms
- 5.5 m Eaves
- Large secure loading yard
- Estate security & CCTV

SAVILLS Birmingham
55 Colmore Row
Birmingham B3 2AA
0121 200 4500
savills.co.uk



Description

The property comprises a former retail warehouse unit that benefits from Use Class B8 (Storage and Distribution). The unit has level access loading doors, eaves height of 5.5m with a secure shared yard area to the rear. There is a large communal car park to the front and the unit is available on flexible lease terms.

Location

The property is situated on Bescot Retail Park at the junction of Broadway West (A414) and Bescot Crescent. It is situated approximately 1.5 miles from Walsall town centre and 0.25 miles from Junction 9 of the M6 motorway, providing excellent transport links to Birmingham, and the Black Country.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	45,387	4,216.59	Available
Total	45,387	4,216.59	

Terms

The property is available by way of a new fully repairing and insuring lease upon flexible terms to be agreed.

EPC

The Property has an EPC rating of C:60

Business Rates

Rateable Value 2023: £260,000

Legal Costs

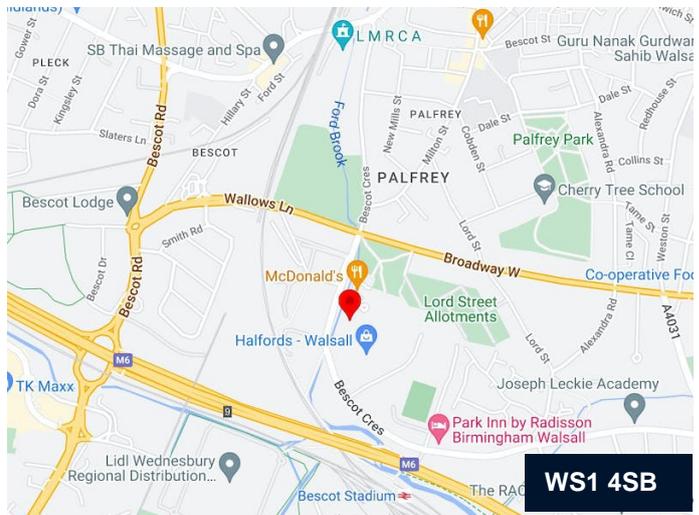
Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

Viewings

Please contact the agents to arrange a viewing of the property.



Contact

Daniel Rudd

0121 634 8403

07929657494

daniel.rudd@savills.com

Christian Smith

0121 200 4507

07808 784 789

christian.smith@savills.com

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