



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**OPEN STORAGE LAND**

**Approx. 1.51 acres**



**BESCOT TRIANGLE SITE, OFF BESCOT ROAD, WALSALL,  
WS1 4NL**



- ◆ Within 1 mile of Junction 9 M6.
- ◆ Newly cleared and surfaced open storage site.
- ◆ Fully fenced with double gated access.

**VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)**

## LOCATION

The subject site is well located within 1 mile of Junction 9 of the M6 motorway. The site is accessed via a surfaced estate road which leads directly to Junction 9 of the M6 to the subject site.

The site is located within 2 miles of both Walsall and Wednesbury Town Centres and within 1 mile of Bescot Stadium Railway Station.

## DESCRIPTION

The subject open storage site has recently been levelled, cleared, and will provide an occupier with a hardcore surface area. The subject site will benefit from fencing around the boundary line with a double gated access point which leads directly onto the estate road, which links the site directly to Junction 9 of the M6.

The site will be ready for occupation from May 2024.

## SERVICES

We understand that water is connected to the site. Other services are available within close proximity to the site.

Interested parties are advised to check their position with their advisors/contractors.

## RENTAL

Please contact the agents for full details.

## TENURE

The site is available by way of a new full repairing and insuring Lease on terms to be agreed.

## LEGAL COSTS

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

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough on 0121 556 0269.

## RATES

Interested parties should enquire to the Local Authority to confirm their specific rates liability.

## VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

## WEBSITE

A virtual tour, together with aerial photography and further information is available at [bulleys.co.uk/bescottriangle](https://bulleys.co.uk/bescottriangle)

## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 09/24