

Maple Leaf Industrial Estate Walsall

Available to Let
Warehouse
11,452 sq ft

24 Hour access

0.5 miles (0.8 km) from M6 J10

Two level access loading doors

Dedicated parking

Eaves height 6.5m

Maple Leaf Industrial Estate

Maple Leaf Industrial Estate Walsall WS2 8TF



Description

Warehouse units to be refurbished, totalling 11,452 sq ft in size. The units benefit 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 and LED lighting. Externally, the property benefits from dedicated parking.

Location

The property is situated on Maple Leaf Industrial Estate, accessed directly off Bloxwich Lane approximately ½ 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
Alex Leatherland
midlands@mileway.com
0121 368 1760

Harris Lamb
Neil Slade
neil.slade@harris lamb.com
01214559455

Bulleys
Lewis Giles
lewis.giles@bulleys.co.uk
07779 994141



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 17 & 18	Warehouse	11,452	01/08/2025
Total		11,452	

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.