

# To let

## Space for business

INDUSTRIAL UNIT WITH TWO 30 TONNE CRANES, ANCILLARY OFFICE, PARKING FOR 40 CARS AND A SECURE YARD.

30,000 sq ft (2,800 sq m)



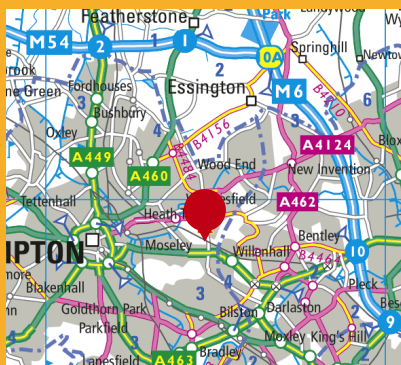
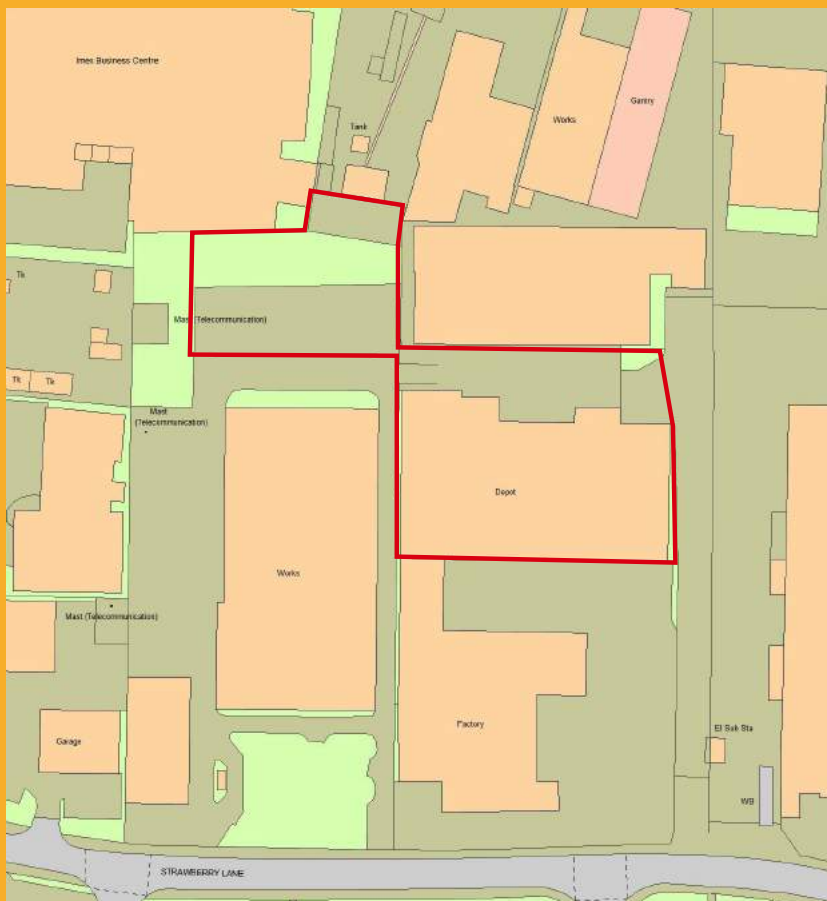
## Strawberry Lane

Willenhall, Wolverhampton, West Midlands, WV13 3RS



**0121 228 0000**  
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High value, low cost, flexible business space to let throughout the UK



## Description

The premises comprise a self contained industrial unit (max eaves height of approximately 9.2m) and two storey ancillary offices. Accessed from a secure yard via two electric roller shutter doors, the warehouse has two 30 tonne cranes, is fitted with high density sodium lighting and gas fired radiant heaters. The offices are contained within an external two storey block separately accessed from the yard. Car parking sufficient for 40 cars is in an area separate from the main yard.

## Location

The premises are located on an Industrial Estate in Willenhall, Wolverhampton less than 0.5 miles from the A454 which provides access to J10 of the M6 and Wolverhampton where junctions 1 and 2 of the M54 can be reached with ease

Wolverhampton Railway Station	2.1 miles
M6, J10	3.7 miles
M54, J1	4.9 miles
Walsall Railway Station	5.2 miles
Birmingham New St Station	14.2 miles

## Unit Sizes

	Sq ft	Sq m
Main industrial unit	20,400	1,900
Sub industrial unit	6,000	550
Ground floor office	1,600	155
First floor office	2,000	195
<b>Total</b>	<b>30,000</b>	<b>2,800</b>

## Features

- Max eaves height 30 ft (9.2 m)
- Two motorised roller shutter doors
- Two 30 tonne cranes
- Secure yard
- Parking for approximately 40 cars
- Ancillary offices
- M6, J10 3.7 miles

## Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the incoming tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

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