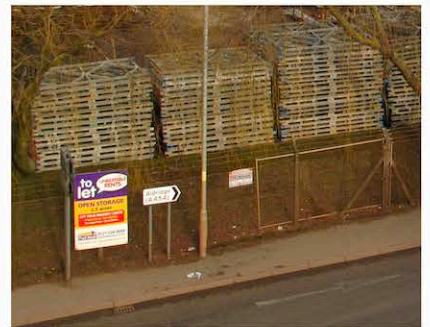


INDUSTRIAL  
SPACE

TO LET

STUBBERS GREEN ROAD,  
WALSALL,  
WEST MIDLANDS



ADDRESS AND SIZE

Walsall, West Midlands, WS9 8BW

150,119 sq ft (13,961 sq m)

SUMMARY

Open storage land with  
secure access, close to the  
M5 and M6.

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

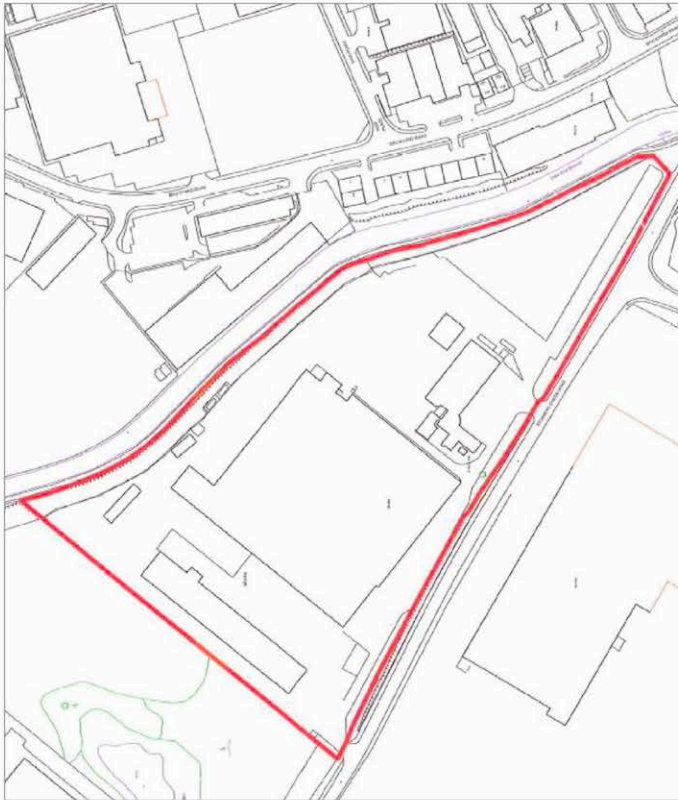
GET IN TOUCH

☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business  
space to let throughout the UK



## 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.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Based in the West Midlands, Walsall is an ideal central location for any business looking to expand. It is located within 8 miles of Birmingham and 6 miles east of Wolverhampton, making it perfect for anyone seeking local connections. Walsall is known for a number of industries, including iron and brass founding, limestone quarrying, small hardware plastics, electronics, chemicals and aircraft parts, as well as for manufacturing leather goods.

## LOCATION

In transport terms, Walsall boasts excellent road connections. The M6 runs through the main borough, allowing easy connections across the UK. It's also within easy reach of the A34 and the A454. The town's railway station is currently situated on Station Street within the town centre, providing four trains per hour to Birmingham: ideal for those needing to head into the city.

## FEATURES

- Good access to Walsall town centre
- Ideal for storing machinery and heavy goods
- Close proximity to A5 and M6 Toll Road
- Established industrial area
- Good transport links to Birmingham

## LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.