

Distribution / Warehousing



Self contained Unit / Offices and Yard

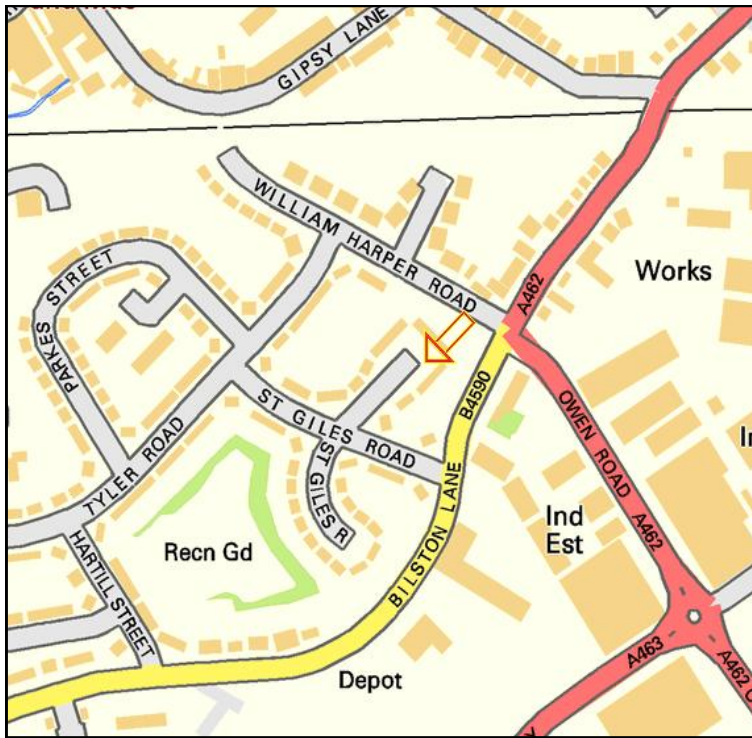
# To Let

**44 BILSTON LANE, WILLENHALL, WEST MIDLANDS**



- **13,500 SQFT APPROX    LARGE OPEN SURFACED STORAGE YARD**
- **IDEAL TRANSPORT / DISTRIBUTION / MANUFACTURING FACILITY**
- **GOOD EAVES HEIGHT FOR PALLET RACKING STORAGE**
- **LARGE ROADSIDE PROMINENCE AND FRONTAGE TO BILSTON LANE**
- **UNIT 11,500 SQFT APPROX ; OFFICES 2,000 SQFT APPROX**
- **CONVERSION OF GROUND FLOOR OFFICES FOR TRADE COUNTER.**

[info@propertylinkmidlands.co.uk](mailto:info@propertylinkmidlands.co.uk)



## LOCATION

The premises are located on Bilston Lane just off the Black Country Route with the Willenhall Keyway junction being closest. The property has good links to the surrounding motorway networks with junction 9 & 10 of the M6 to the West and the M6 toll road and M42 to the East.

The premises are an ideal warehousing/distribution/manufacturing opportunity located in a prominent industrial area benefitting from extremely high volume passing traffic from Bilston Lane and large concrete parking goods storage and loading area of approx just over 1/2 an acre. The premises are ideally suited for trade counter and warehousing purposes and are completely self contained with no shared access.

## DESCRIPTION

The premises are of brick construction to the front with a double storey office area of approx 2,000 sqft. The main warehouse interconnects the offices and is approximately 11,500 sqft. The external yard has substantial open plan areas. There are a set of large access gates fronting Bilston Lane.

## PLANNING

Our verbal enquiries to the local authority have confirmed that the property is not listed or situated within a conservation area. All interested parties should submit any queries to the local authority.

## PRICE

£46,000 per annum.

## VAT

May be applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## VIEWING

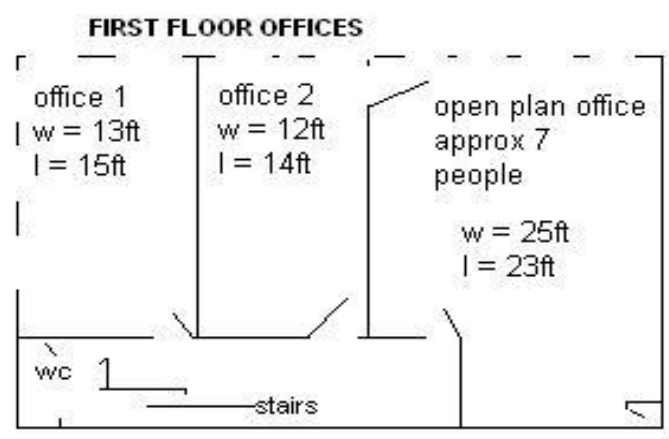
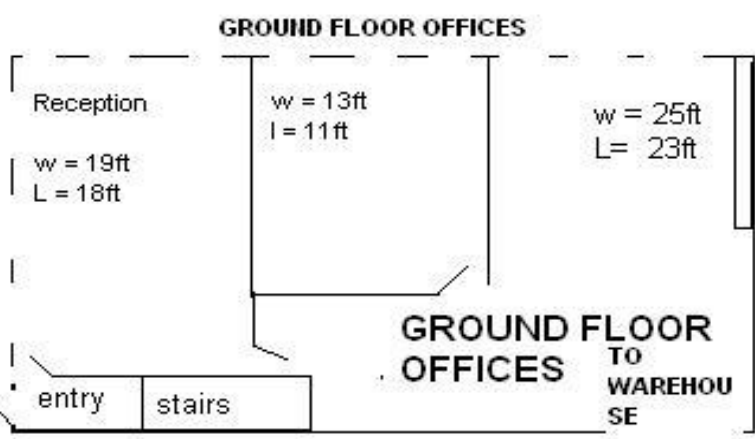
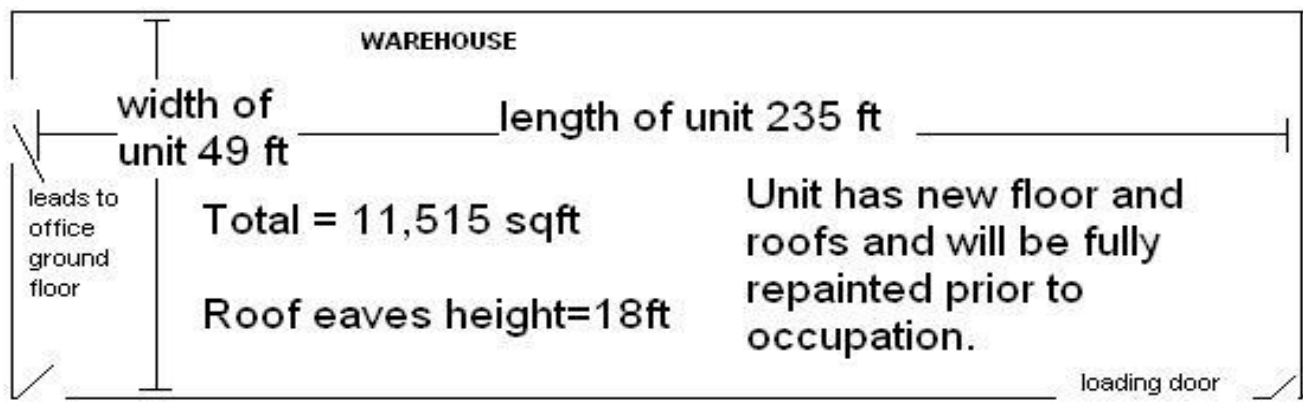
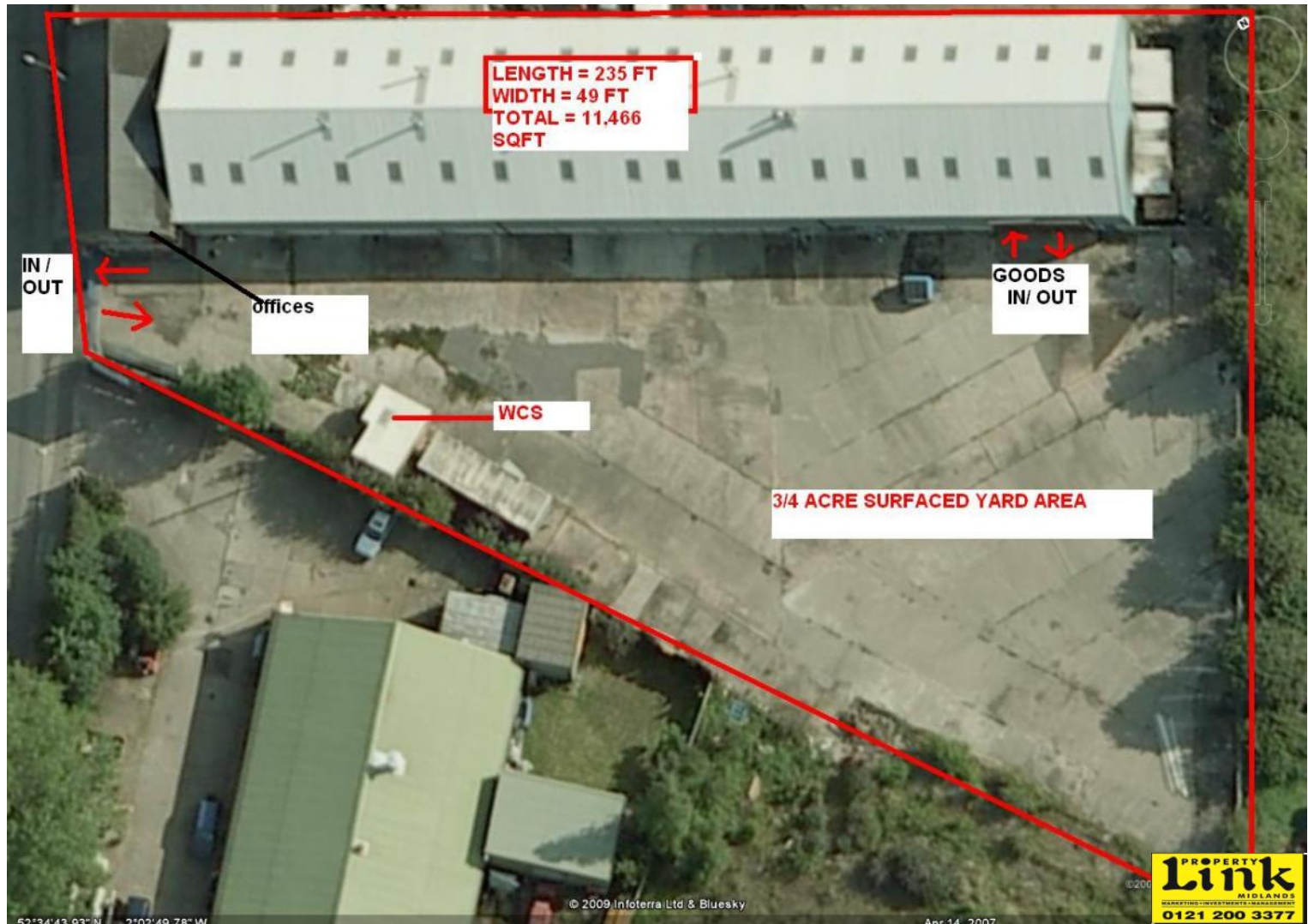
Strictly by appointment only

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Bilston Lane, Willenhall  
Basic Layout Plan  
Not To Scale For ID Only