

RETAIL / OFFICES

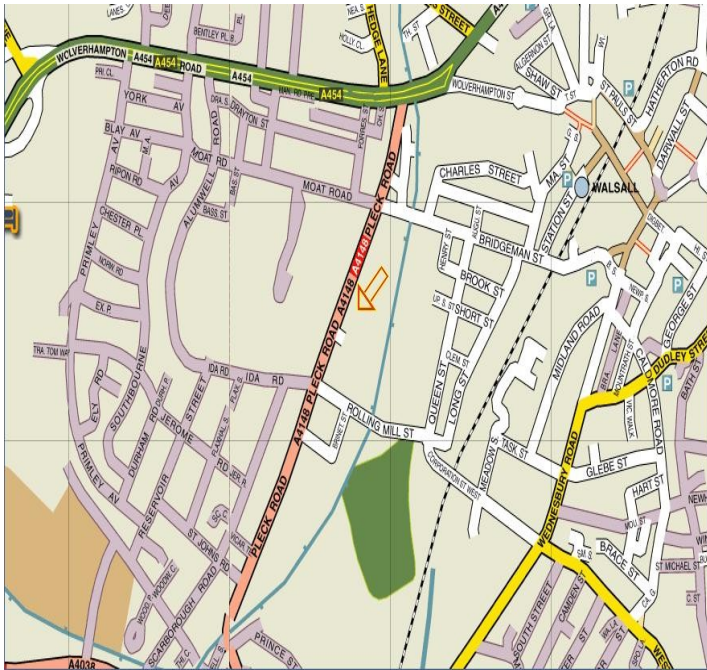
Retail Shop / Office

TO LET

Unit 1, Gill & Russell Business Park, Pleck Rd, Walsall



- **890 SQFT APPROX RARE ROADSIDE OPPURTUNITY**
- **FULLY REFURBISHED INTERNALLY**
- **CAR PARKING/ DISPLAY IN FRONT / REAR.**
- **GOOD ROADSIDE PROMINENCE AND FRONTAGE TO PLECK ROAD**
- **IDEAL OFFICE / TRADE OR RETAIL SALES PREMISES STP.**



LOCATION

The premises are situated on the established A4148 Pleck Rd, less than a 1/2 mile from J9 M6 and 1 mile from J10 M6 connecting with Black Country Route towards Wolverhampton. The property is also directly in front of new Skanska built pfi initiative NHS MANOR HOSPITAL due to open in October 2010.

Occupiers in the area include AL Murad Tiles, Travis Perkins, Kitchen & Bathroom Warehouse, Leyland Paints

DESCRIPTION

The premises comprise a brick built building with front main road fronted, shop front & single access door. Previously being used as offices/ sales area for SIGN & PHOTO STUDIO. Entrance via Pleck road & rear shutter access for goods in and out via through rear business park. Ample parking on site. The premises have suspended ceiling throughout.

PLANNING

The property is situated within an existing employment area and would be suitable for trade counter warehouse uses subject to planning confirmation. In addition the site may be suitable for road side uses including a car dealership.

PRICE

£550 per calendar month.

AMENITIES

2 drive-in loading doors

All usual main services including electricity water and drainage are available to the property.

Property Link has not checked and does not accept responsibility for any of the services within this property.

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only

Sunny Singh 0121 200 3377

sunnysingh@propertylinkmidlands.co.uk

Misrepresentation

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NEW NHS MANOR HOSPITAL

A4148

PLECK ROAD

PLECK ROAD

A4148

M6 J9

M6 J10

TO LET
890 SQFT
MAY

TO LET

Unit 1

UNIT 2/3

GO NATURAL
WOOD
FLOORING

ADAMS CAR-
PET WARE-
HOUSE

METAL CONTAINER

DRIVEWAY

UNIT
8

9

10

11

12

12A

UNIT 7

UNIT 22

21
A

4

5

AL-MURAD
TILES

REAR
YARD

23

24

COMMUNAL AREA

DRIVEWAY

15

14

21

20

19

16

17

18

DRIVEWAY

DRIVEWAY

WALSALL CANAL

GILL AND RUSSELL BUSINESS PARK,

WHARF ST., OFF PLECK ROAD,

WALSALL WS2 9ES

NOTE: Plan not to scale.

For ID only.