

**INDUSTRIAL**



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

**INDUSTRIAL UNIT / STORAGE WAREHOUSE**

**TO LET**

**Unit 16&17 Gill & Russell Business Park, Pleck Rd, Walsall**

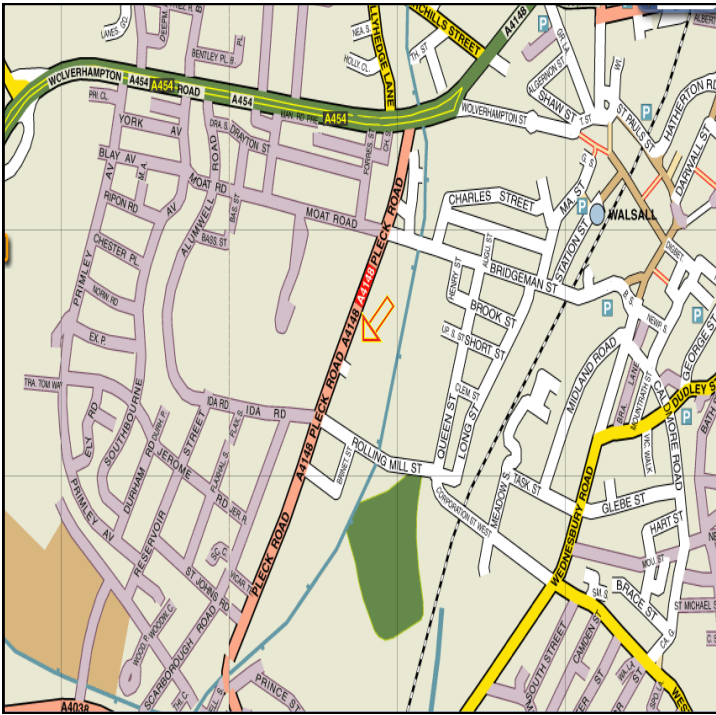


- **2,500 SQFT APPROX**

**DIRECTLY OPPOSITE TO NEW ENTRANCE OF NEW NHS MANOR HOSPITAL**

- **FULLY REFURBISHED AND HIGH BAY SHUTTER ACCESS**
- **MODERN UNIT AND AMPLE PARKING FOR HGV VEHICLES**
- **NEARBY occupiers include Al Murad Tiles, Jewsons, Go Natural Wood, Leyland**
- **MEZZANINE FLOOR EASILY INSTALLED.**

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## DESCRIPTION

The premises comprise an existing steel portal frame building with brick elevations and vehicular access off Pleck Road with two large roller shutter doors and one additional steel access door. The ground floor area is approximately 2,500sqft. Mezzanine easily installed good eaves height.. The premises have good roof, with ample parking on sight. Two Shutter doors approx. 13 ft in height, capable of accommodating commercial vehicles also included one small portacabin style office.

## LOCATION

The premises are situated on an established trade park off 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 July 2010.

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

## PLANNING

The property is situated within an existing employment area and would be suitable for warehouse / light industrial and general industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

## PRICE

£800 per calendar month. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

## 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

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# NEW NHS MANOR HOSPITAL

A4148

PLECK ROAD

PLECK ROAD

A4148

M6 J9

M6 J10

WHARF ST.

ENTRY / EXIT

UNIT 1

UNIT 2/3

GO NATURAL  
WOOD  
FLOORING

ADAMS CAR-  
PET WARE-  
HOUSE

METAL CONTAINER

DRIVEWAY

4

5

AL-MURAD  
TILES

REAR  
YARD

24

23

UNIT 7

UNIT 22

8

9

10

11

12

12A

21  
A

21

20

19

15

14

18

17 & 16

TO LET  
2,500 SQFT  
MAY  
DIVIDE

COMMUNAL AREA

DRIVEWAY

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.