

INDUSTRIAL



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

SMALL INDUSTRIAL UNIT / STORAGE

TO LET

UNIT 37 and 38, MANOR INDUSTRIAL ESTATE, Pleck



- **10,000 SQFT APPROX LOW RENT**

DIRECTLY OPPOSITE TO NEW ENTRANCE OF NEW NHS MANOR HOSPITAL

- **THREE PHASE AND SHUTTER ACCESS**
- **WITH PARKING . **SECURE GATED ESTATE.****
- **NEARBY occupiers include Al Murad Tiles, Jewsons, Go Natural Wood, Leyland**
- **MEZZANINE FLOOR EASILY INSTALLED.**

propertylinkmidlands.co.uk



DESCRIPTION

The premises comprise an existing steel portal frame building with part brick and steel profile clade elevations and vehicular access off Pleck Road with two large roller shutter door and one additional steel access door. The ground floor area is approximately 10,000 sqft. Mezzanine easily installed good eaves height.. The premises have new roofs, with ample parking on sight. Shutter access door approx. 12 ft in height, Secure GATED ES-TATE. Three offices with toilet and kitchen also available.

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

£25,000 per annum (P.A). Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- 1 drive-in loading doors and good communal yard areas.
- 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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Misrepresentation

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NEW NHS MANOR HOSPITAL

A 4148

PLECK ROAD

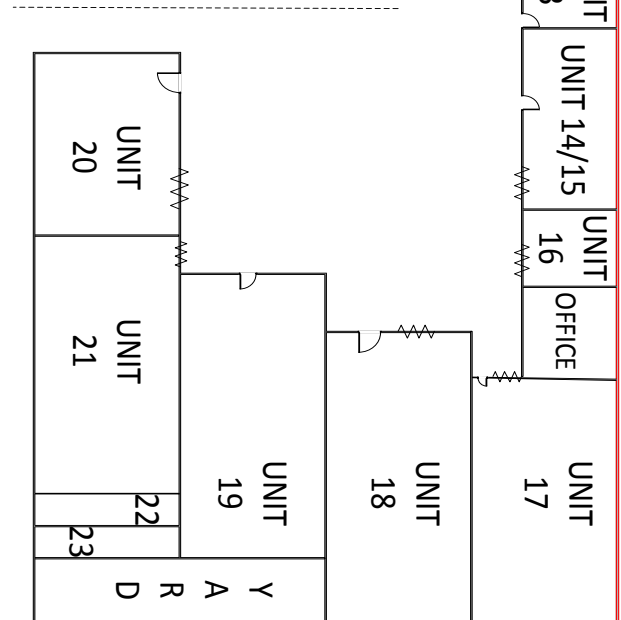
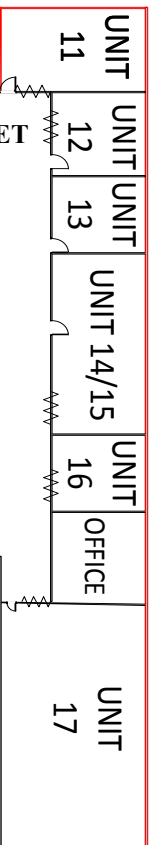
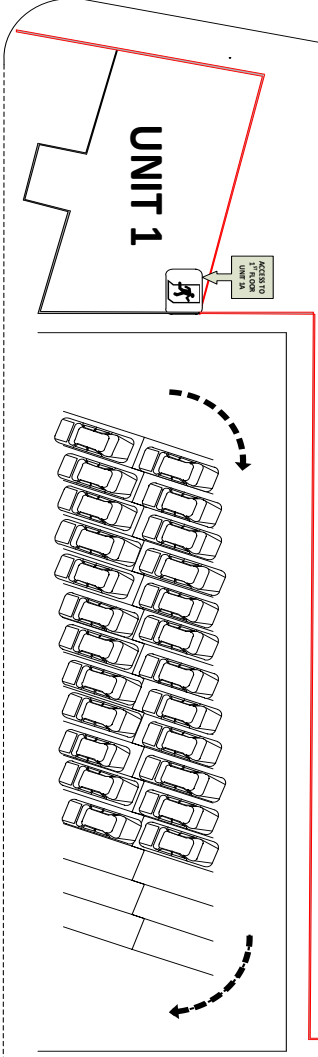
MANOR IND ESTATE

PLECK RD.

WALSALL

WS2 9XX

NOTE: PLAN FOR I.D. ONLY
PLAN NOT TO SCALE



ROAD

