

INDUSTRIAL



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

SMALL INDUSTRIAL UNIT / STORAGE

TO LET

UNIT 47 to 50, MANOR INDUSTRIAL ESTATE, Pleck Road



1,860 SQFT APPROX LOW RENT

DIRECTLY OPPOSITE TO NEW ENTRANCE OF NEW NHS MANOR HOSPITAL

- **THREE PHASE AND SHUTTER ACCESS**
- **WITH PARKING & YARD FACILITIES. **SECURE GATED ESTATE.****
- **NEARBY occupiers include Al Murad Tiles, Jewsons, Go Natural Wood, Leyland**

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. The ground floor area is approximately 1,937 sqft and first floor is 1,937 sqft making it a total of 3,875 sqft office. The premises is in a very good condition, with five car space parking on sight. Shutter access door approx. 12 ft in height and an additional wooden door for entrance. Secure GATED ESTATE.

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.

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

PLANNING

The property is situated within an existing employment area and would be suitable for office /quasi retails and trade counters uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

PRICE

£15,500 Per Annum. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- All usual main services including electricity water and drainage are available to the property including kitchen and toilets.
- Property Link has not checked and does not accept responsibility for any of the services within this property. any in-going tenant or occupier satisfies themselves in this regard.

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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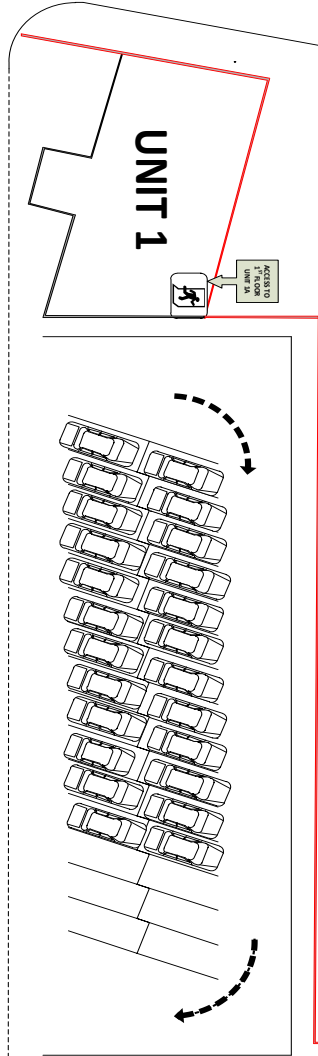
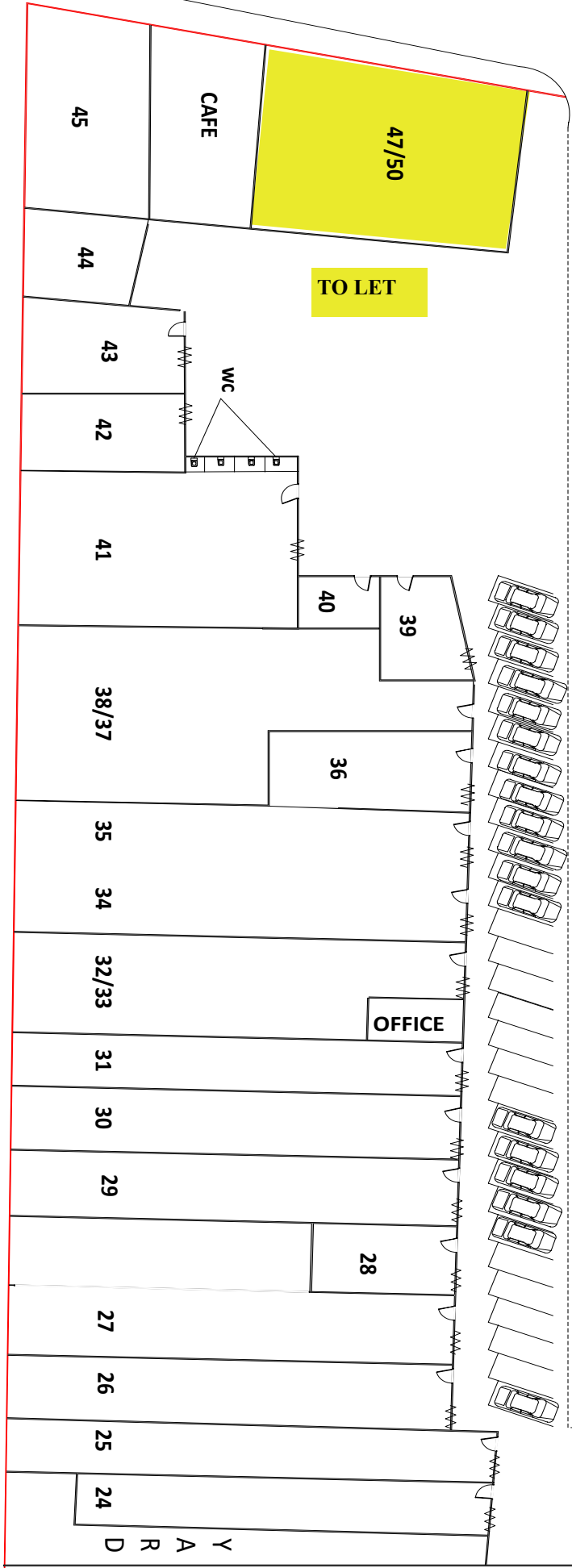
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NEW NHS MANOR HOSPITAL

A 4148

PLECK ROAD



MANOR IND ESTATE
PLECK RD.
WALSALL
WS2 9XX
NOTE: PLAN FOR I.D. ONLY
PLAN NOT TO SCALE

