

# INDUSTRIAL / TRADE COUNTER



**INDUSTRIAL UNIT / STORAGE with YARD & OFFICES**

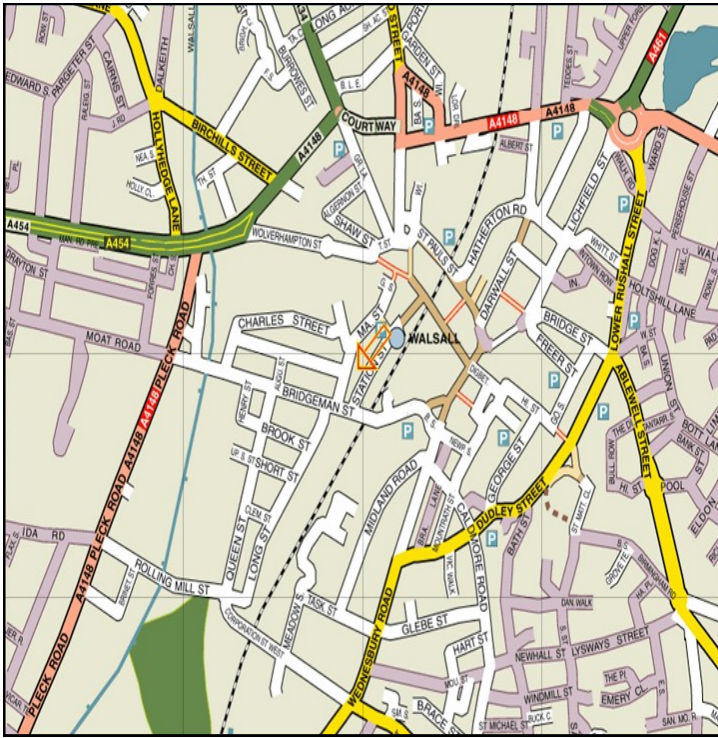
# TO LET

**UNIT 8, NAVIGATION ST/STATION ST. WALSALL WS2 9JZ**



- **3,650 SQFT APPROX LOW RENT**
- **THREE PHASE AND SHUTTER ACCESS, WITH GOOD OFFICE SPACE.**
- **WITH PARKING & YARD FACILITIES. **SECURE GATED ENTRANCE.****
- **NEARBY occupiers include Al Murad Tiles, Jewsons, Go Natural Wood, Leyland**
- **MEZZANINE FLOOR EASILY INSTALLED.**

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## DESCRIPTION

The premises comprise a self contained units/ warehouse of approx 3,700 sqft including various offices and kitchen / office facilities. The premise have recently been fully refurbished both internally and externally. The office front station street and have an access door there with the warehouse/ workshop with access via secure metal gated entrance via navigation street. The premises come with a good yard area.

## LOCATION

The premises are situated on an established on Walsall Premier Business Park, less than a 1 mile from J10 of the M6. Situated on Navigation Street off Bridgeman street yards from Walsall High Street. The premises are surrounded by a mixture of retail, commercial and industrial uses and road fronted on to navigation street.

## 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

£940 per calendar month. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

## AMENITIES

- **Shop fronted on to station street, good visibility.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link Midlands 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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Station St

Navigation St

TO LET  
APPROX 3650 SQFT

Imagery Date: Apr 14, 2007

52°35'01.46" N 1°59'13.96" W elev 121 m

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