



# TO LET

Production/Warehouse unit **8,290 sq.ft** (770 sq.m)

**Willenhall Industrial Estate** Rose Hill, Willenhall, West Midlands. **WV13 2AR**

- CCTV Estate Security
- Easy Access to M6 & M54
- Close to Junction T6 of M6 Toll Road
- Newly installed LED factory lighting



## DESCRIPTION

- Self-contained unit
- Good trade counter use
- Ample parking
- Secure gated yard
- Male and female toilets
- Eaves approx. 5m
- Newly installed LED factory lighting

## AREAS (Approx. Gross Internal)

Total	8,290 sq.ft	(770 sq.m)
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## RENT & RATES

On application.

## SERVICE CHARGE

The landlord will reserve the right to levy a service charge.

## INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## LOCATION - WV13 2AR

The unit is located off the B4484 Rosehill. The A454 keyway provides access to the Black Country route to Junction 10 of the motorway, approximately 2 miles distant, linking into the wider national motorway network.



## VIEWING

Strictly via prior appointment with the appointed agent:



James Bird 07894 930592  
james.bird@bulleys.co.uk

Noel Muscutt 07970 283703  
noel.muscutt@bulleys.co.uk

## Willenhall Industrial Estate Rose Hill, Willenhall, West Midlands. WV13 2AR

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# LCP

**01384 400123**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

Nick Burgess 07831 093621  
NBurgess@lcpproperties.co.uk