



e s t a t e s

**TO LET – WAREHOUSE / INDUSTRIAL UNIT
UNITS 1&2, LOADES BUSINESS PARK
GORSEY LANE, GREAT WYRLEY
WALSALL WS6 6AL
4,980 sq.m. (53,604 sq.ft.)**

LOCATION

The property occupies a prominent location at the junction of Gorsey Lane and Holly Lane and within an established industrial area of Great Wyrley.

Access to the property is from Gorsey Lane which provides easy access to the Walsall Road (A34). The A5 and junction T7 of the M6 Toll Road are both within 1½ miles of the property whilst J11 of the M6 is less than 4 miles away. Cannock town centre lies approximately 3 miles to the north.

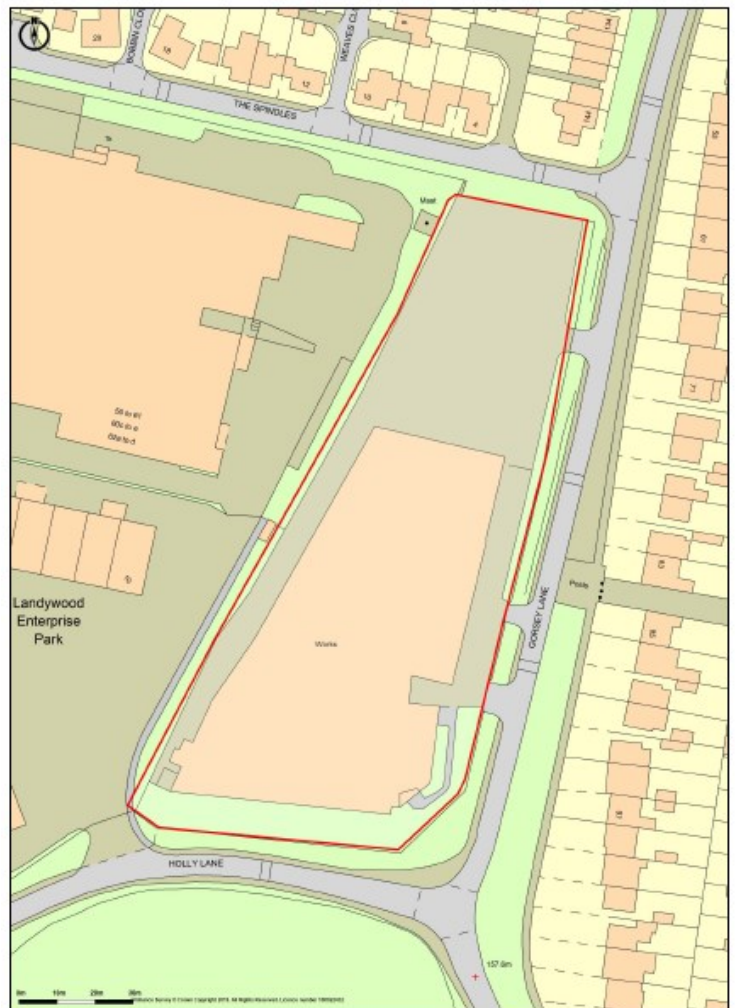
DESCRIPTION

The property comprises a eight bay warehouse / industrial factory unit with an adjacent office block. Of steel portal frame construction, the property has brick elevations with translucent light panels under a corrugated apex roof .

The eaves height to the front two bays measures 3.7m (12'0”), with the remaining bays having eaves heights of between 7.3m (24'0”) and 9m (30'0”). The property has the benefit of overhead crange ranging from 5 to 15 tonnes with full gantry and rails.

The adjoining office block is of brick construction with a flat roof and comprises reception, offices and WCs.

Externally, the property has the benefit of four loading doors, two of which front onto Gorsey Lane. There is also a large concrete yard (approx. 2,000 sq.m.) to the north of the unit.



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ACCOMMODATION

The gross internal area of the property is approximately 4,980 sq.m. (53,604 sq.ft.).

SERVICES

Water, drainage, electricity and gas are connected or available.

RATES

The current rateable value of the property is £118,000.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment with DBA Estates Ltd on 01902 255026.



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