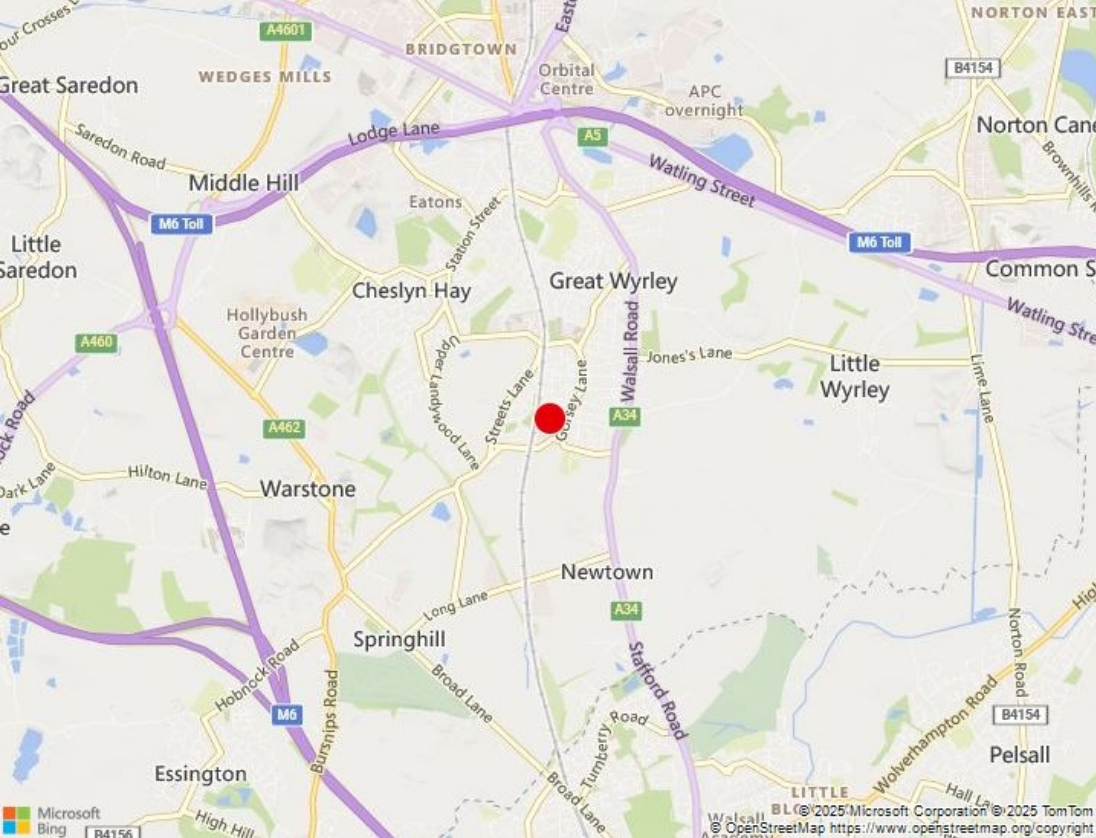


# SECURE SITE WITH WAREHOUSE ACCOMMODATION - TO LET / MAY SELL

Landywood Enterprise Park, Holly Lane, Great Wyrley, Walsall, Staffordshire, WS6 6BD

4 Acres (1.62 Hectares) | Rent & Sale Price On Application





## KEY FEATURES

- Exciting new opportunity to acquire site with warehouse accommodation
- Two hard surfaced, secure site opportunities with perimeter fencing and gated entrance
- Demolition works - anticipated completion Summer 2025
- Popular commercial location
- Within driving distance of the M6 Motorway and M6 Toll Road
- Nearby access with A34 and A5

## LOCATION

The premises are situated to the northern side of Landywood Enterprise Park in the Great Wyrley district of Walsall. The site is situated off Holly Lane which has nearby access east with the A34, which in turn continues north and provides access with Watling Street, the A5 trunk road and M6 Toll Road. The M6 motorway is within easy reach with access at junctions 10a & 11.

## DESCRIPTION

The subject property offers an exciting new opportunity to secure two self contained sites with warehouses and ancillary accommodation situated within Landywood Enterprise Park. The site currently extends to provide a high cover of warehouse and workshop premises which are scheduled to be predominantly demolished. The sites post completion will offer hard surfaced yards with the benefit of perimeter fencing and gated entrance.



Area (POST DEMOLITION)

SqFt

SqM

SITE 1 - WAREHOUSE

17,780

7,195.57

SITE 2 - WAREHOUSE

7,190

2,909.79

Total Floor Area

24,970

2,319.77

Landywood Enterprise Park, Holly Lane, Great Wyrley, Walsall, Staffordshire WS6 6BD



## TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

A sale of the site may be considered, further details are available on application.

## ASKING PRICE / RENT

On Application / On Application

## SERVICE CHARGE

A Service Charge will be payable towards the maintenance of the estate. Further details are available on request.

## EPC

Awaiting re-assessment following demolition.

## BUSINESS RATES

For verification purposes interested parties are advised to make their own enquiries with the Local Authority (South Staffordshire).

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

## VAT

All figures are quoted exclusive of VAT, which we understand will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



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