

\* Trade Counter – Opposite Bescot Retail Park \*



TRADE / WAREHOUSE

TO LET 5,250 sq.ft (487.74 sq.m)

Unit A5, BESCOT TRADE PARK , Bescot Crescent, Walsall, WS1 4NG

Dual Fronted Unit | Close to J1 M5 / J9 M6 | Road Side Trade Unit | EPC B

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# Units A5, Bescot Trade Park, Walsall

## Location

Positioned on a highly visible corner at Wallows Lane and Bescot Crescent, Bescot Trade Park lies just three miles south of Walsall town centre. Immediate access to Broadway West (A4148) and Bescot Road provides a direct route to Junction 9 of the M6, delivering seamless connections to the wider regional motorway network—notably the M5, M54 and M42—making the location highly convenient for staff, visitors and distribution

## Key Points

Prime roadside presence opposite Bescot Retail Park—immediate visibility and strong passing trade, ideal for a trade counter or showroom.

Superb motorway connectivity — 2 minutes to M6 J9 (direct routes to M5, M54 and M42) for fast regional distribution and staff access.

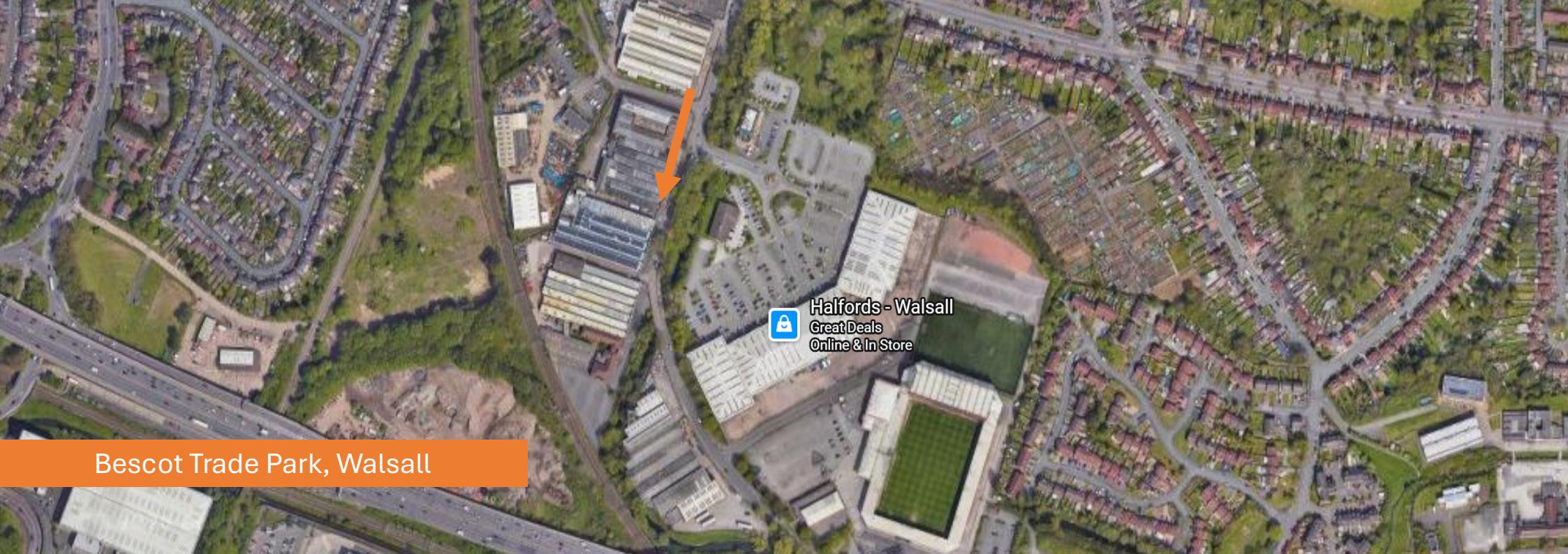
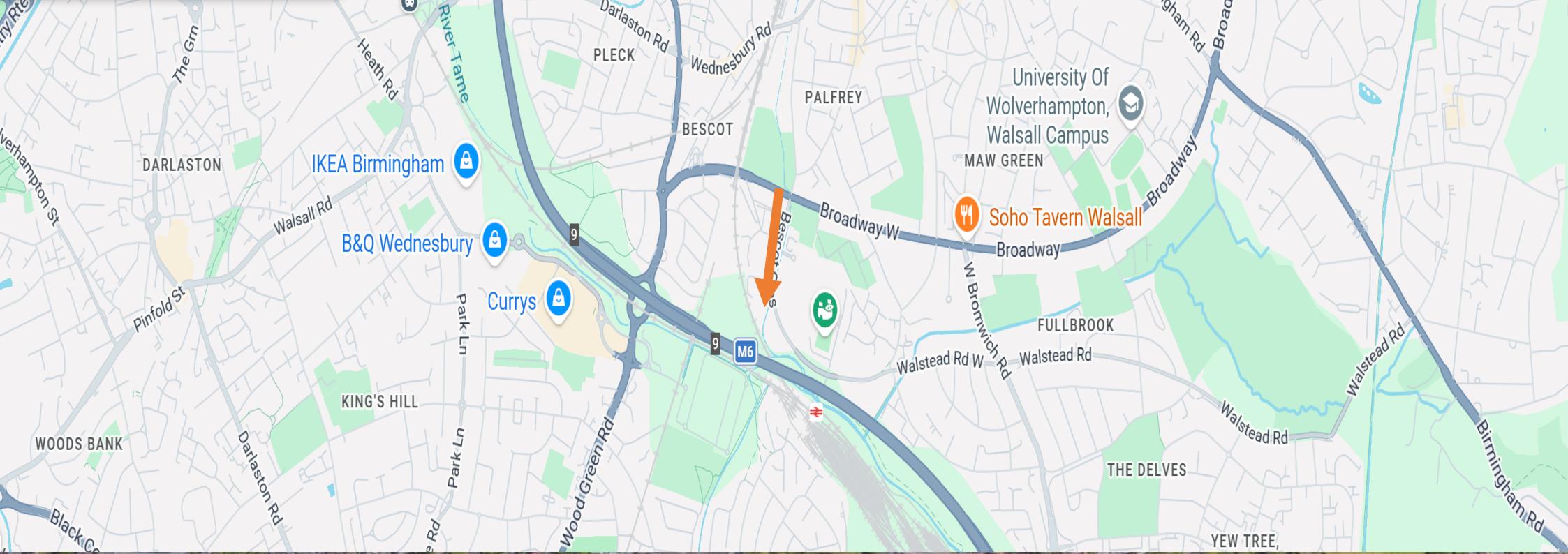
Practical operational features — 4m glazed elevations roller-shutter entrance to rear . Newly installed Insulated roofs.

Flexible planning uses (B1/B2/B8)—suitable for a variety of light industrial, storage/warehouse and trade occupiers. Fully glazed frontages –the property will suit a trade counter/showroom use.



Bescot Trade Park, Walsall





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All enquiries to:

## Description

Situated within the newly refurbished Bescot Trade Park, Walsall. The building is of a steel frame construction with new anthracite steel shutter and architectural brick elevations with glazed frontages and aluminum access doors to the rear. The unit is fronted by a large yard and parking area suitable for HGV access and loading as well as ample on site parking. The unit is ideal for a trade counter frontage or storage and distribution online with ancillary office. There is a large electric goods door and adjoining glazed aluminum entrance door. The estate is well presented, securely fenced and gated. Internally, the unit benefits from an open plan fully decorated area with new electrics and LED lighting throughout, ample natural light with rear double glazed windows throughout and a W/C facility. The premises also benefit from an electricity supply, 24/7 secure gated access. Newly decorated and insulated roof, The frontage adjoins the busy main road and benefits from thousands of cars daily passing traffic.

## Planning

We understand that the properties have B1, B2, B8 uses however we advise all interested parties to make their own enquiries with the relevant local authority.

## Services

We understand that the property benefits from an electric connection and a water feed. Gas is available subject to contract.

## VAT / Business Rates

VAT is not currently levied to the rental. All interested parties with regards business rates are advised to make their own enquiries with the local authority.

## Communal Area Charge

A contribution is payable in respect of maintenance and management of estate communal areas.

## Price and Availability

£POA

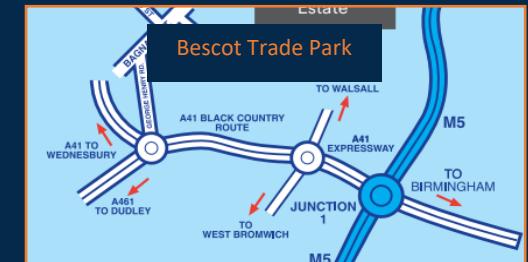
## EPC

Bescot Trade Park | Bescot Crescent | Walsall | WS1 4NG

Energy Performance Rating B

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Misrepresentation Act.

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