



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



Unit 1, Component House, Leamore Lane, Bloxwich, Walsall,

**TO LET**

INDUSTRIAL & WAREHOUSE

**Size**  
5,761 sq ft (535 sq m)

**Rent**  
£SOLD

<http://www.michaeltromans.co.uk/qlink2659>

## Location

The property is located in a prominent position fronting onto Leamore Lane, and opposite the junction of Bloxwich Lane.

The property has good access to road links with junction 10 of the M6, and the Black Country Spine Road being approximately 1 mile away.

## Description

The property is a former electrical trade counter unit. It comprises a warehouse, trade counter/office area, and car parking area to the front.

The unit is semi-detached, we are offering the front unit only.

Access to the unit via the rollershutter entrance way may be restrictive to some vehicles, please see the images on these particulars.

## Accommodation

Total Gross Internal Area    5761ft<sup>2</sup>

Car parking area to the front

## To Let

The property is available to rent on a new lease on terms to be agreed at a rent of £30000 per annum exclusive.

SOLD

## VAT

May apply in addition

## Business Rates

Rateable Value £17000

## EPC

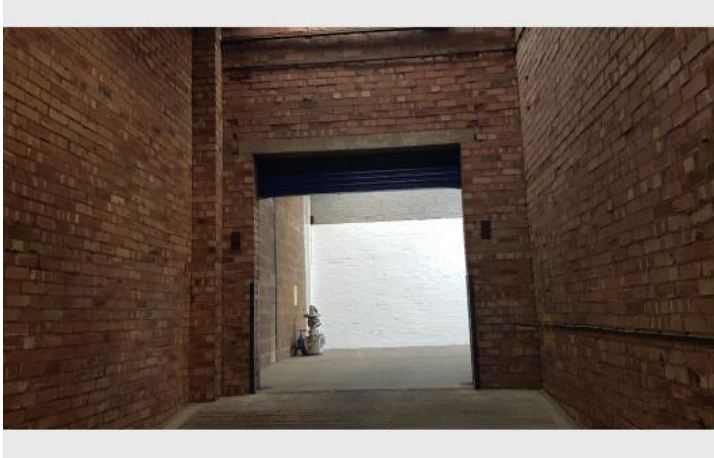
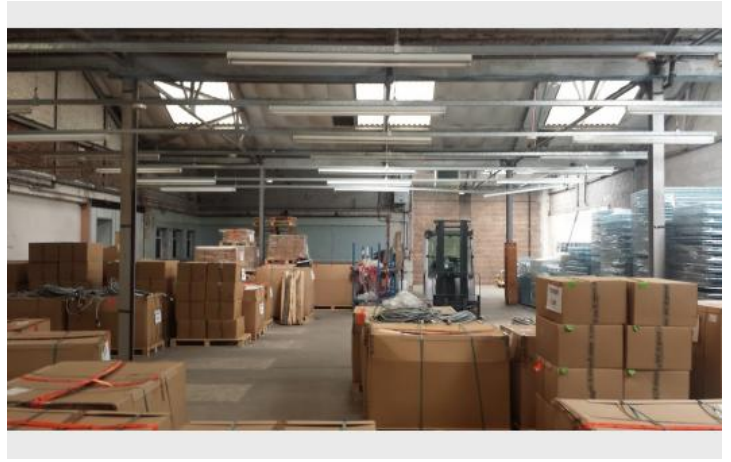
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## Viewing

By arrangement with the agents, Michael Tromans & Co  
01902 425646

tromansandco@aol.com

## Additional Images



## Location Map

