

UK, BIRMINGHAM

WILLENHALL

W246

FULLY FITTED
GRADE A DISTRIBUTION FACILITY
WITH 100M YARD TO LET
246,973 SQ FT (22,944 SQ M)

UNIT TO BE REFURBISHED - AVAILABLE Q2 2021
SAT NAV: WV13 2QT

LOGICOR 



LOGICOR.EU

WILLENHALL W246

Willenhall 246 is strategically located 1 mile from Junction 10 of the M6. The close proximity to the M6 enables excellent links to the other motorway networks including the M5 and M54, as well as to a large proportion of the UK's population.



1.5 million people within a 30 minute drive.



64% of residents of working age are economically active.



428,210 of the 1.5 million people are of working age and 10% of them are working in manufacturing and logistics sector.



Unemployment is currently at 9%, in comparison to the Great Britain rate of 3.9%, showing a readily available source of labour.



The average hourly pay (£13.39) is 11% lower than Great Britain (£14.88).

FULLY FITTED DISTRIBUTION / PRODUCTION FACILITY*



ACCOMMODATION

Offices	41,069 sq ft	3,815 sq m
Warehouse	205,904 sq ft	19,129 sq m
Total	246,973 sq ft	22,944 sq m
Canopy	6,342 sq ft	589 sq m
Site Area	13.26 acres	5.37 ha
Site Coverage	38%	

EPC

EPC information available on request.

PLANNING USE

The unit has previously been used for B8 (Storage & Distribution) operations.

RATEABLE VALUE

Business Rates information available on request.



SPECIFICATION



14.30m clear eaves height



18 dock level loading doors (Incl. 9 euros)



3 level access loading doors



100m & 49m max yard depths



50kN/m2 floor loading



Entrance and exit gatehouses



Three storey ancillary offices



293 car parking spaces



85 HGV parking spaces



Dedicated HGV circulation road

*Subject to agreement with the landlord

[CLICK TO DOWNLOAD RACKING PLANS](#)

STRATEGIC LOGISTICS LOCATION

W246 is strategically located to effectively service the significant conurbations of Greater Birmingham & Wolverhampton, as well as the wider West Midlands Region, with prominence to the A454 which links directly to J10 of the M6.

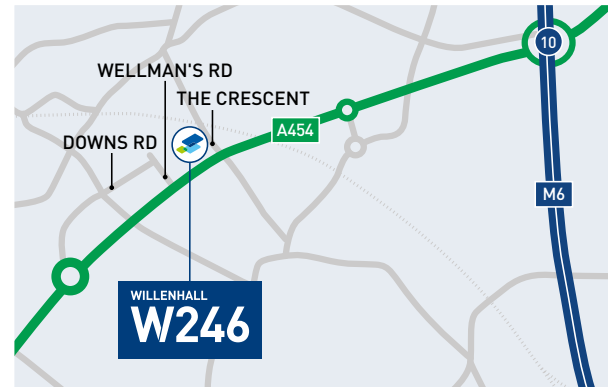
M6 J10: 1 MILE
M5 J8: 5.7 MILES

CLOSE TO BIRMINGHAM CITY CENTRE, ONLY 12.7 MILES

DRIVE TIME TO BIRMINGHAM AIRPORT IS 21.5 MILES

LIVERPOOL PORT IS LOCATED WITHIN 95.3 MILES

35 MILLION PEOPLE ARE WITHIN A 2 HOUR HGV DRIVE TIME



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Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. December 2020.

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