



Industrial / Warehouse Unit 6,743 sq ft (626.4 sq m) **TO LET**

- Refurbished Warehouse
- 2 Miles From J10 M6
- High Power Supply - 140 kVa
- 5.2m Eaves
- Two storey offices with LED lighting
- 24/7 operation

WILLENHALL

willenhall trading estate

UNIT A3 ■ WILLENHALL ■ WV13 2JW



DESCRIPTION

The newly refurbished industrial unit of steel portal frame construction with brick/block and part clad elevations surmounted by a pitched roof incorporating translucent roof lights. The warehouse area benefits from a painted concrete floor, lighting provided via sodium lamps, a floor standing blower heater, 5.2m eaves, electric roller shutter door and an enhanced power supply of 140 kVa.

At the front are two storey offices offering open plan office accommodation with W.C. facilities, reception and stores. The offices benefits from double glazing with security shutters to doors and GF windows, perimeter trunking, gas fired central heating and new LED lighting.

Externally, there is a small secure yard to the front, a rear service yard and demised parking.

ACCOMMODATION

Warehouse	5,681 sq ft	528 sqm
Office	1,062 sq ft	99 sqm
Total	6,743 sq ft	627 sqm



LOCATION

Unit A3 forms part of the established Willenhall Trading Estate and is situated off Midacre, in turn off Longacre which is accessed via Rose Hill.

Junction 10 of the M6 is just two miles distant and accessed via the Key Way (A454) and the Black Country Route providing access to the national motorway network.

Local occupiers include AF Blakemore, The Range, Middleton Paper, SSE, DX Network Services, Yodel, Tesco, Staples, Autoworld and Poundland. Close local amenities include Lidl, The Range and Willenhall Town Centre.

TENURE

The property is available by way of a new Fully Repairing and Insuring lease for a term of years to be agreed.

LEGAL COSTS

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

RATES

Interested parties are advised to make their own enquiries with Walsall Borough Council.

RENT

Upon Application.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected.

EPC

C64

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents.



Neil Slade
neil.slade@harrislamb.com



Noel Muscutt
noel.muscutt@bulleys.co.uk
James Bird
james.bird@bulleys.co.uk