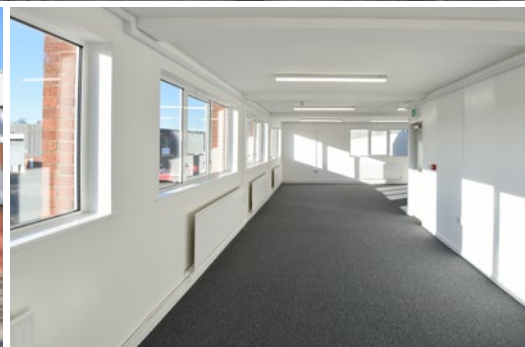


block C

WILLENHALL TRADING ESTATE ■ WILLENHALL ■ WV13 2JW

CANMOOR

NEWLY
REFURBISHED



Industrial / Warehouse Unit 26,030 sq ft (2,418 sq m) **TO LET**

- Refurbished high quality warehouse
- Two secure yards with ample parking
- 2 miles from J10 M6

WILLENHALL

DESCRIPTION

A newly refurbished detached industrial unit of steel portal frame construction with asbestos cement roof incorporating translucent roof lights and high level metal profiled and low level brickwork elevations.

The unit has a minimum clear height of 6.5m. The warehouse area benefits from a concrete floor, gas fired central heating, lighting and four full height electric roller shutter doors. Up to 275 kVA can be provided. Additional power maybe available by request.

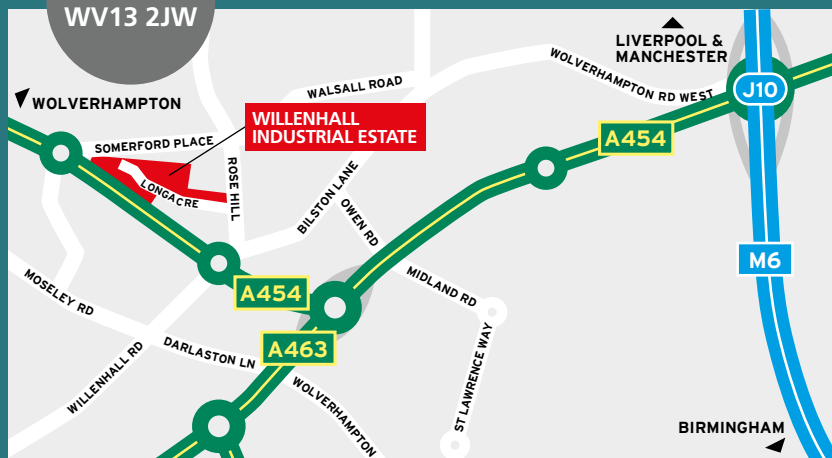
Externally the unit benefits from gated and fenced yards to the west and eastern elevations and a large service yard to the south. Two fully refurbished, double storey office blocks are provided offering private and open plan offices, toilets and reception areas benefitting from carpeting, PIR lighting and central heating.

ACCOMMODATION

Warehouse	23,128 sq ft	2,148.6 sqm
Office	2,902 sq ft	269.6 sqm
Total	26,030 sq ft	2,418.2 sqm



SAT NAV
WV13 2JW



LOCATION

Block C forms part of the established Willenhall Trading Estate and is situated off Eastacre, 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.

RENT

Upon Application.

LEGAL COSTS

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

SERVICES

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

RATES

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

EPC

E – 121, to be reassessed following refurbishment.

FURTHER INFORMATION

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



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