

unit a3

WILLENHALL TRADING ESTATE ■ WILLENHALL ■ WV13 2JW

CANMOOR

UNDER
REFURBISHMENT



Photo for illustrative purposes only



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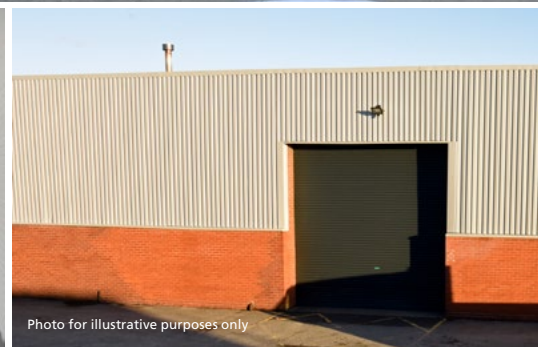


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Modern Industrial / Warehouse Unit 6,743 sq ft (626.4 sq m) **TO LET**

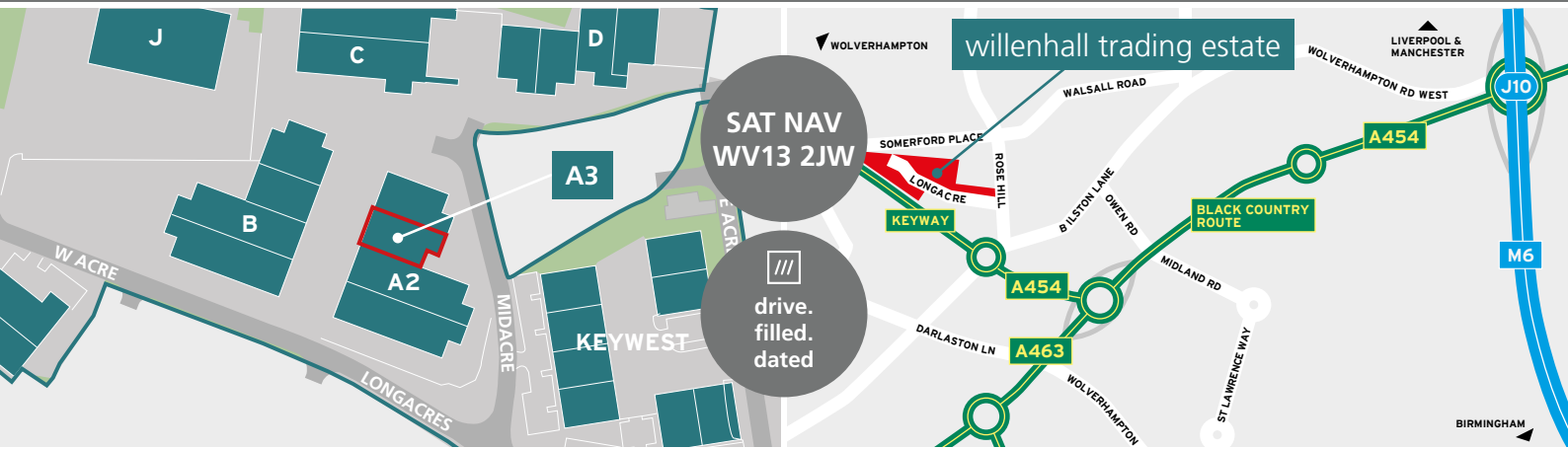
- Unit A3 can be combined with A2 (18,308 sq ft)
- 2 miles From J10 M6
- Refurbishment underway
- New warehouse roof
- High power supply 140 kVa
- Private parking
- 5.2m eaves height
- Refurbished two storey offices with LED lighting
- 24/7 operation

WILLENHALL

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DESCRIPTION

Unit A3 is to undergo a substantial refurbishment due to complete in Q4 2024. Upon completion, the unit will benefit from:

- New insulated roof
- Fully refurbished offices including new WCs, new carpet tiles and LED lighting throughout.
- Level access loading door
- EPC B

Unit A3 can be combined with the adjacent Unit A2 to offer a total 18,308 sq ft.

ACCOMMODATION

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

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.

RENT

Upon application.

FURTHER INFORMATION

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

RATES

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

SERVICES

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

EPC

D97.



Neil Slade
07766 470 384
neil.slade@harrislamb.com
Matthew Tilt
07834 626 172
matthew.tilt@harrislamb.com



Lewis Giles
07779 994 141
lewis.giles@bulleys.co.uk
James Bird
07894 930 592
james.bird@bulleys.co.uk