

unit a2

WILLENHALL TRADING ESTATE ■ WILLENHALL ■ WV13 2JW

CANMOOR

UNDER
REFURBISHMENT



Modern Industrial / Warehouse Unit 11,565 sq ft (1,074 sq m) **TO LET**

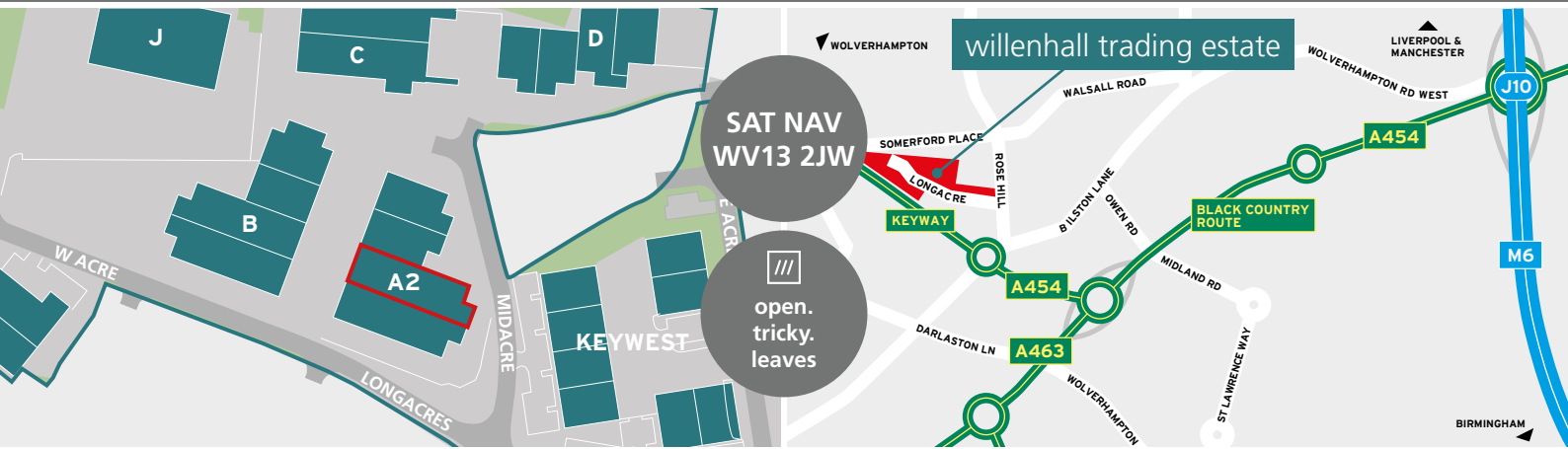
- Units A2 and A3 can be combined for (18,308 sq ft)
- Target EPC B
- New warehouse roof
- 2 miles from J10 M6
- Private parking
- 24/7 operation
- Refurbished office accommodation
- High power supply xxx kVa
- 5.2m eaves height

WILLENHALL

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DESCRIPTION

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

ACCOMMODATION

	sq ft	sq m
First floor (Office)	529	49
Ground (Warehouse)	11,036	1,025
Total	11,565	1,074

LOCATION

Unit A2 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 Full 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.



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