







Brand New Warehouse / Industrial Unit 144,472 sq ft (13,422 sq m) **TO LET**

AVAILABLE NOW

- 10 docks/3 level access
- Up to 58m gated yard
- Clear height 12.5m
- Energy reducing solar panels
- Fully fitted offices
- Staff welfare block

- A5 Watling Street frontage
- 1 mile from M6 Toll (JT7)
- 2 miles from M6 (J11)



JUPITER is a prominent new warehouse industrial unit fronting the A5, benefiting from the following:

WAREHOUSE

- 10 dock loading doors
- 3 level access doors
- 12.5m clear internal height
- 50kN m² floor loading
- Planning for B1c, B2 and B8 uses
- Staff welfare block
- Up to 800 kVA power

EXTERNAL

- 127 car park spaces
- 11 trailer parking spaces
- Up to 58m gated yard

OFFICE

- Fully fitted first and second floor offices
- LED lighting
- Fully carpeted
- Raised floors

Energy efficient Solar Panels to provide up to 156 kWh per year, reducing the overall energy costs of the building to the occupier.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	133,049	12,360.62
Ground Floor Office	1,439	133.74
First Floor Office	4,912	456.31
Second Floor Office	5,072	471.21
Total	144,472	13,421.88











DEMOGRAPHICS

Cannock has a lower than average wage rate to that of the West Midlands, therefore offering prospective occupiers a good source of labour at an attractive rate to that of other areas in the West Midlands.



Unemployment is currently at in comparison to the Great Britain rate of 4.5%, showing a readily available source of labour.

85.5% of Cannock Chase's population is of working age and are economically active.



The West Midlands population is almost 10% of the total British population.

Source: Office of National Statistics, Nomis.





LOCATION

Jupiter is prominently located fronting the busy A5 (Watling Street), South Staffordshire's main arterial route, linking the East and West Midlands conurbations. The unit is 1 mile from the M6 Toll Road, Junction T7 and Junction T8, together with Junctions 11 and 12 of the M6 approximately 2 and 2.5 miles distant respectively.

TERM

The property is available on a Full Repairing and Insuring lease on terms to be agreed.

RATEABLE VALUE

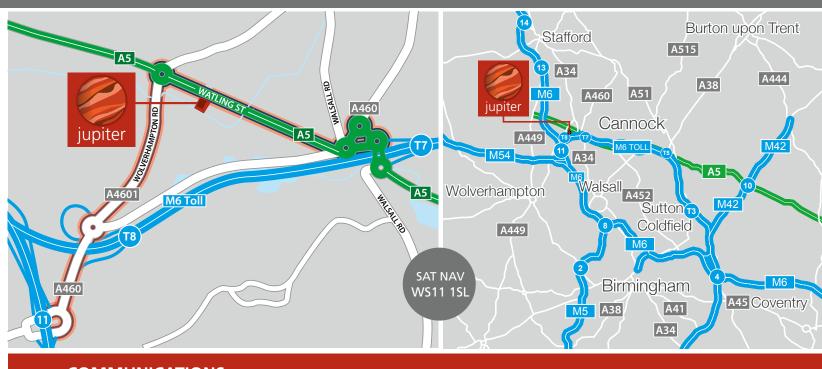
Upon request.

EPC

A (24).

FURTHER INFORMATION

Further information, plans, specification and detailed terms are available on request through the joint sole agents.



COMMUNICATIONS

JUNCTIONS

M6 Toll - Junction T7	1 mile
M6 Toll - Junction T8	1.5 miles
M6 - Junction 11	2 miles

CITIES & TOWNS

Cannock	2.3 miles
Wolverhampton	8.1 miles
Birmingham	18.9 miles



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