



# 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)

**CANNOCK**

**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 m<sup>2</sup> 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
<b>Total</b>	<b>144,472</b>	<b>13,421.88</b>





## 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 **5.4%** 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).



## 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

## FURTHER INFORMATION

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



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