

Bullseye

BULL LANE ■ WEDNESBURY ■ WS10 8RW

CANMOOR



Bullseye

184,000 SQ FT PRE LET TO

TOOLBANK
EXPRESS

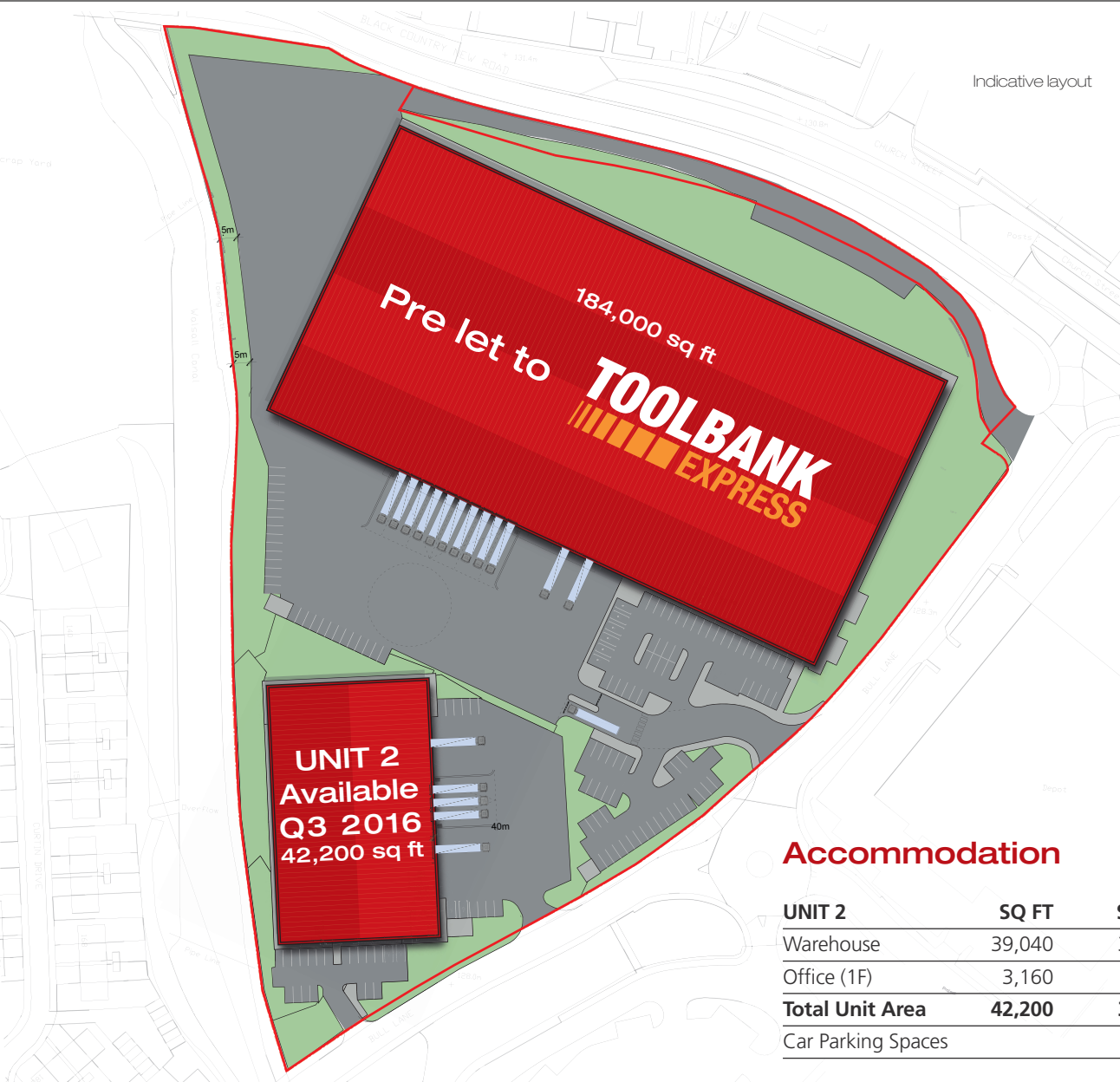
42,200 sq ft New Build Industrial
Warehouse Unit - Available Q3 2016

WEDNESBURY

- Prominent Black Country New Road Site (A41)
- Excellent access to M6 (J9) - 2.6 miles, (J10) - 3.0 miles

Bullseye

New industrial/warehouse unit - Available Q3 2016



Accommodation

UNIT 2	SQ FT	SQ M
Warehouse	39,040	3,627
Office (1F)	3,160	293
Total Unit Area	42,200	3,920
Car Parking Spaces		32

Features

- 40 metre yard with trailer parking
- First floor office accommodation
- High quality industrial/warehouse unit



Unit 1 184,000 sq ft (17,094 sq m): pre-let to Toolbank Express

Unit 2 42,200sq ft (3,920 sq m): available Q3 2016

CANMOOR



Indicative images of similar scheme



Unit 2 Specification

EXTERNAL

- Secure yard
- High quality landscaping
- 32 car parking spaces

WAREHOUSE

- Clear height to underside of haunch 10m
- 2 level access doors
- 3 dock loading doors
- Floor loading 50KN/m²

OFFICE

- Suspended ceilings
- LG3 lighting
- Raised floors

Bullseye

BULL LANE ■ WEDNESBURY ■ WS10 8RW



Communications

BULLSEYE is located in a prominent position on the A41 Black Country New Road with access off Bull Lane. J10 of the M6 is approximately 3 miles to the northeast of the site and J9 of the M6 lies approximately 2.6 miles to the east.



- M6 Junction 9 2.6 miles
- M6 Junction 10 3.0 miles
- Wolverhampton 4.5 miles
- Birmingham City Centre 10.5 miles
- Birmingham NEC 23.4 miles



- Bradley Lane Midland Metro 0.5 miles
- Wednesbury Parkway Midland Metro 2.0 miles



- Birmingham International Airport 19.8 miles

Source: AA



Local occupiers include:



Further Information

Further information, plans and specifications are available on a bespoke basis through the joint sole agents.

Terms

Unit 2 available to let on new lease terms to be agreed.

Contact

Further information contact our joint sole agents:



Noel Muscutt
noel.muscutt@bulleys.co.uk

James Bird
james.bird@bulleys.co.uk



Carl Durrant
carl.durrant@eu.jll.com

Steven Jagers
steven.jagers@eu.jll.com

WEDNESBURY

www.canmoor.com/wednesbury

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2016