

# unit d4

WILLENHALL INDUSTRIAL ESTATE ■ MIDACRE ■ WILLENHALL ■ WV13 2JW

CANMOOR



## Refurbished Industrial Warehouse Unit 7,916 sq ft (735.4 sq m) **TO LET**

- To be refurbished Q2 2025
- Gated yard of c. 0.2 acres
- New warehouse roof
- 24/7 hours of use
- 2 miles from J10 M6
- 3 Level access loading doors
- 8 allocated parking spaces
- Target EPC B
- Clear internal height of 6.3m

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ACCOMMODATION

	SQ FT	SQ M
GF Ancillary	448	41.6
FF Office	510	47.4
Warehouse	6,958	646.4
<b>TOTAL</b>	<b>7,916</b>	<b>735.4</b>

DESCRIPTION

Unit D4 is due to undergo a substantial refurbishment to a high specification with a new insulated roof. The refurbishment is due to complete Q2 2025.

SPECIFICATION

- New Insulated Roof
- 3 Level Access Loading Doors
- LED Office Lighting
- 0.2 Acre Gated Yard
- Target EPC B
- Refurbished Ground & 1st Floor Offices
- 8 Car Parking Spaces
- Refurbished W/Cs



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## LOCATION

Unit D4 forms part of the established Willenhall Industrial Estate and is situated off Eastacre, 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, DXNetwork Services, Yodel, Tesco, Staples, Autoworld and Poundland. Close local amenities include Lidl, The Range and Willenhall Town Centre.

## TENURE

The unit is available by way of 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.

## RATES

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

## SERVICES

Mains water, drainage, gas and electricity are all connected.

## EPC

Target EPC B as part of its refurbishment.



## FURTHER INFORMATION

For further information or availability please contact the joint agents.

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