

UNIT 6  
REMAINING



# New Industrial / Warehouse Unit

## 40,160 sq ft **TO LET**

CMYUK



- Self-contained high specification unit
- 2 miles to M6 J10
- E(g)(iii), B2 and B8 uses
- Significant labour pool
- At the heart of the Midlands motorway network
- 24/7 hours of operation

# J10 M6 WALSALL

# impact park

WILLENHALL LANE ■ BLOXWICH ■ WALSALL ■ WEST MIDLANDS ■ WS3 2XR



## DESCRIPTION

Impact Park is a new development of 6 industrial / warehouse units totalling 276,880 sq ft on a 13.5 acre site. The scheme is located in an established industrial area zoned for employment uses and benefits from an E(g) (iii), B2 and B8 planning consent.



24/7 HOURS OF OPERATION



EXCELLENT CAR PARKING RATIO



10M EAVES



E(g)(iii), B2 AND B8 USES



UPTO 52M YARD DEPTH



OFFICE COMFORT COOLING



4 LEVEL LOADING DOORS



24 HOUR CCTV

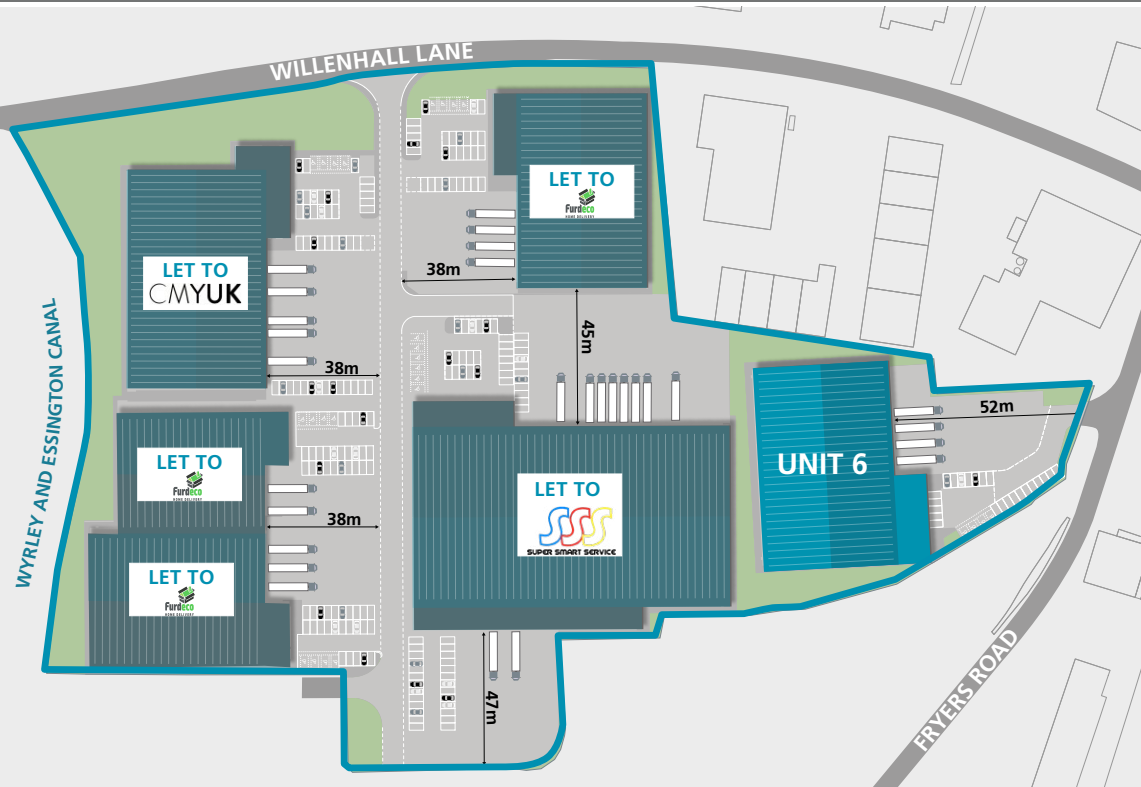


OFFICE RAISED ACCESS FLOORS

# J10 M6 WALSALL

# impact park

WILLENHALL LANE ■ BLOXWICH ■ WALSALL ■ WEST MIDLANDS ■ WS3 2XR



## SUSTAINABILITY

The six new high specification units on site at Impact Park have been constructed with sustainability at the forefront of development, enabling occupiers to continue operating in a more environmentally considered way.



EPC RATING A



LED OFFICE LIGHTING



DESIGNATED BICYCLE SPACES



BREEAM VERY GOOD



PHOTOVOLTAIC SOLAR PANELS



NEW NATIVE PLANTING AND IMPROVED BIODIVERSITY



WATER SAVING APPLIANCES



RENEWABLY SOURCED ELECTRICITY

## ACCOMMODATION (GIA)

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
 Warehouse First Floor Offices 2,430 sq ft	 Warehouse First Floor Offices 3,673 sq ft	 Warehouse First Floor Offices 1,569 sq ft	 Warehouse First Floor Offices 1,904 sq ft	 Warehouse First Floor Offices 6,374 sq ft	Warehouse First Floor Offices 40,160 sq ft 37,690 sq ft 2,470 sq ft
33 parking spaces 4 level access loading doors 10m internal height	47 parking spaces 3 level access, 2 dock loading doors 10m internal height	27 parking spaces 2 level loading doors 10m internal height	27 parking spaces 3 level loading doors 10m internal height	63 parking spaces 4 level access, 6 dock loading doors 12m internal height	24 parking spaces 4 level loading doors 10m internal height

# impact park

WILLENHALL LANE ■ BLOXWICH ■ WALSALL ■ WEST MIDLANDS ■ WS3 2XR

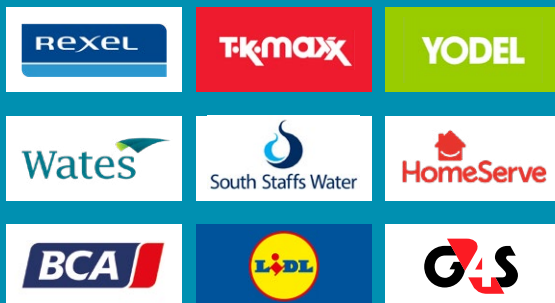


## DRIVE TIMES

A34	3 mins	0.8 miles
M6 J10	5 mins	2 miles
M54	12 mins	6 miles
Wolverhampton	20 mins	6 miles
Birmingham	21 mins	14 miles
Birmingham Airport	34 mins	25 miles

Source: Google Maps

## LOCAL OCCUPIERS INCLUDE:



## LOCATION

Impact Park is located on the southern side of Willenhall Lane, Bloxwich, approximately 2 miles north of Walsall town centre and two miles from Junction 10 of the M6. The development forms part of the wider Leamore Lane Industrial Area, where local occupiers include Yodel, TK Maxx, Lidl, HomeServe, British Car Auctions, and South Staffordshire Water.

## DEMOGRAPHICS



3 MILLION PEOPLE ARE ECONOMICALLY ACTIVE IN THE WEST MIDLANDS



AVERAGE WEEKLY WAGE IS £553, 5.7% LOWER THAN THE UK AVERAGE

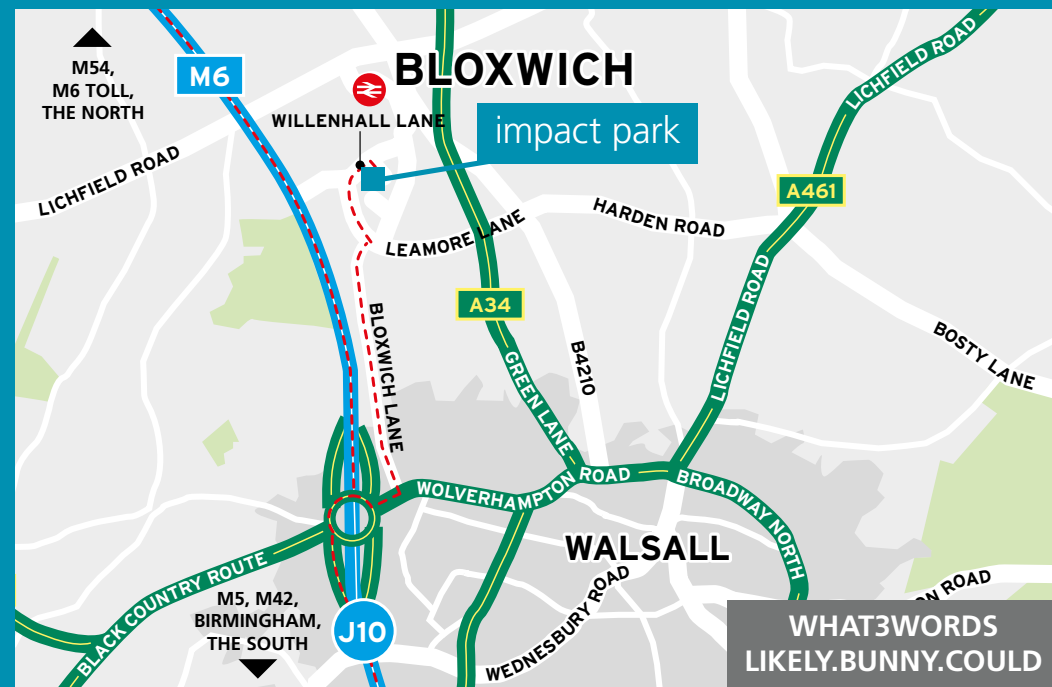


BASED IN ONE OF THE UK'S TOP 5 DISTRIBUTION LOCATIONS



10.5% of the population ARE EMPLOYED IN THE MANUFACTURING SECTOR

Source: Nomis 2020



## EPC

A

## TENURE

The units are available to let on new FRI leases on terms to be agreed.

## FURTHER INFORMATION

For more information please contact the letting agents:



**Carl Durrant**  
07971 404 655  
carl.durrant@eu.jll.com

**Chris Clark**  
07739 180 060  
chris.clark@eu.jll.com



**Noel Muscutt**  
07970 283 703  
noel.muscutt@bulleys.co.uk

**James Bird**  
07894 930 592  
james.bird@bulleys.co.uk