



New Industrial / Warehouse Units

From 26,370 up to 90,990 sq ft **TO LET**

AVAILABLE SUMMER 2021

- 6 high specification units
- 2 miles to M6 J10
- B1 / 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 2XN



COMPUTER GENERATED IMAGE

DESCRIPTION

Impact Park is a new development of 6 buildings totalling 275,275 sq ft on a 13.5 acre site. The site is located in an established industrial area zoned for employment uses and benefits from a B1, B2 and B8 planning consent. The buildings will be ready for occupation during the Summer of 2021.



24/7 HOURS OF OPERATION



EXCELLENT CAR PARKING RATIO



B1, B2 AND B8 USES



38-52M YARD DEPTHS



DOCK LEVEL AND LEVEL ACCESS LOADING DOORS



HIGH QUALITY OFFICES

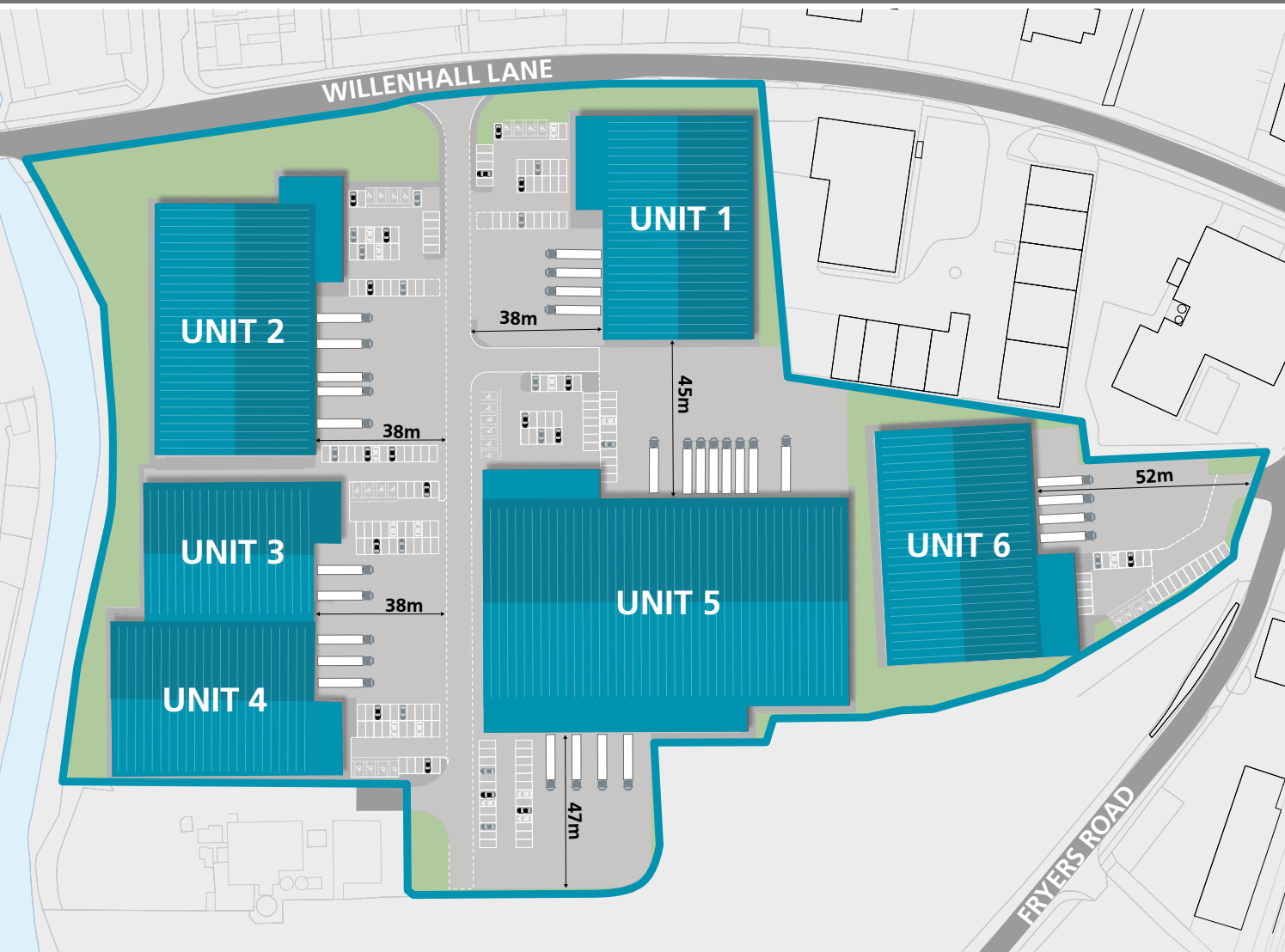


PHOTOVOLTAIC SOLAR PANELS



10 - 12M INTERNAL HEIGHT

J10 M6 WALSALL



ACCOMMODATION (GIA)

UNIT 1	37,030 sq ft	33 parking spaces	4 level access loading doors	10m internal height
Warehouse	34,670 sq ft			
First Floor Offices	2,360 sq ft			
UNIT 2	46,760 sq ft	47 parking spaces	3 level access, 2 dock loading doors	10m internal height
Warehouse	43,160 sq ft			
First Floor Offices	3,600 sq ft			
UNIT 3	26,370 sq ft	27 parking spaces	2 level loading doors	10m internal height
Warehouse	24,820 sq ft			
First Floor Offices	1,550 sq ft			
UNIT 4	34,210 sq ft	27 parking spaces	3 level loading doors	10m internal height
Warehouse	32,320 sq ft			
First Floor Offices	1,890 sq ft			
UNIT 5	90,990 sq ft	63 parking spaces	6 level access, 6 dock loading doors	12m internal height
Warehouse	84,990 sq ft			
First & Second Floor Offices	6,000 sq ft			
UNIT 6	39,915 sq ft	24 parking spaces	4 level loading doors	10m internal height
Warehouse	37,500 sq ft			
First Floor Offices	2,415 sq ft			

impact park

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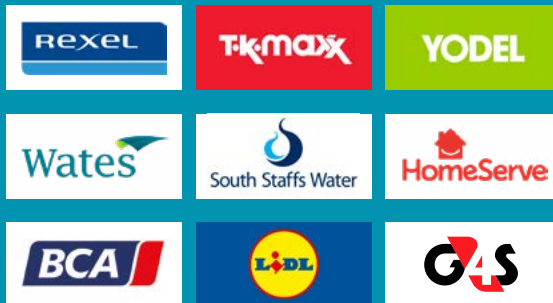
CANMOOR

DRIVE TIMES

A34	3 mins	0.8 miles
M6 J10	5 mins	2 miles
M6 J10A 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

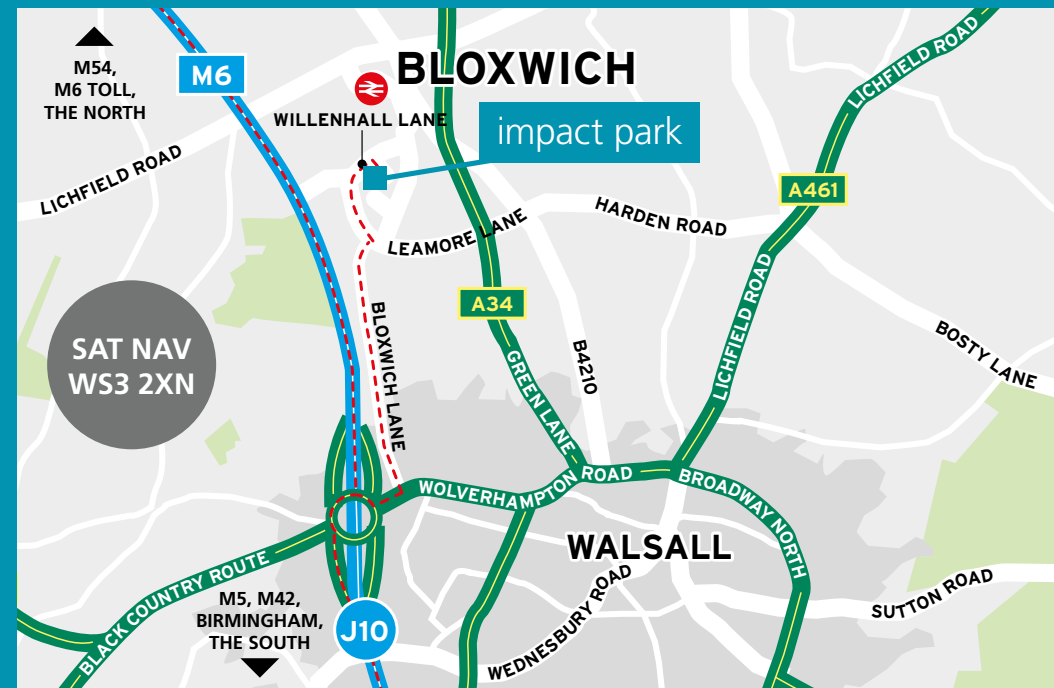


BASED IN ONE OF THE UK'S TOP 5 DISTRIBUTION LOCATIONS



10.5% OF THE POPULATION ARE EMPLOYED IN THE MANUFACTURING SECTOR

Source: Nomis 2020



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:



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