



## Industrial / Warehouse Unit 6,743 sq ft (626.4 sq m) **TO LET**

- Refurbished Warehouse
- 2 Miles From J10 M6
- High Power Supply - 140 kVa
- 5.2m Eaves
- Two storey offices with LED lighting
- 24/7 operation

# WILLENHALL

# willenhall trading estate

UNIT A3 ■ WILLENHALL ■ WV13 2JW

CANMOOR

## DESCRIPTION

The newly refurbished industrial unit of steel portal frame construction with brick/block and part clad elevations surmounted by a pitched roof incorporating translucent roof lights. The warehouse area benefits from a painted concrete floor, lighting provided via sodium lamps, a floor standing blower heater, 5.2m eaves, electric roller shutter door and an enhanced power supply of 140 kVa.

At the front are two storey offices offering open plan office accommodation with W.C. facilities, reception and stores. The offices benefits from double glazing with security shutters to doors and GF windows, perimeter trunking, gas fired central heating and new LED lighting.

Externally, there is a small secure yard to the front, a rear service yard and demised parking.

## ACCOMMODATION

Warehouse	5,681 sq ft	528 sqm
Office	1,062 sq ft	99 sqm
<b>Total</b>	<b>6,743 sq ft</b>	<b>627 sqm</b>



## LOCATION

Unit A3 forms part of the established Willenhall Trading Estate and is situated off Midacre, 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, SSE, DX Network Services, Yodel, Tesco, Staples, Autoworld and Poundland. Close local amenities include Lidl, The Range and Willenhall Town Centre.

## TENURE

The property is available by way of a new Fully Repairing and Insuring lease for a term of years to be agreed.

## RENT

Upon Application.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

## SERVICES

We are advised that mains water, drainage, gas and electricity are connected.

## RATES

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

## EPC

C64

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents.



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