



WATERYLANE

INDUSTRIAL ESTATE

WILLENHALL | WV13 3SU

To Let

Refurbished Industrial Units
approx 3,231 sq. ft. - 11,135 sq. ft. (300 - 1,034 sq. m.)

- Excellent motorway access
- Secure estate

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Watery Lane Industrial Estate is an established estate in a key location with easy access to the M6 and M5 motorways.

Quality Units

- Steel portal frame construction
- Brick and blockwork elevations
- Partially clad internally
- Pitched lined roofs/Insulated metal sheet roofs
- Block elevations with steel profile cladding above
- Eaves height 3.86m rising to 4.63m
- Intermittent translucent roof lights
- Integral ground and/or first floor offices
- Forecourt servicing and car parking
- Additional estate communal car parking
- Fully monitored CCTV
- Automatic security gate at estate entrance

Accommodation

See attached for current availability.

Contact the Agents

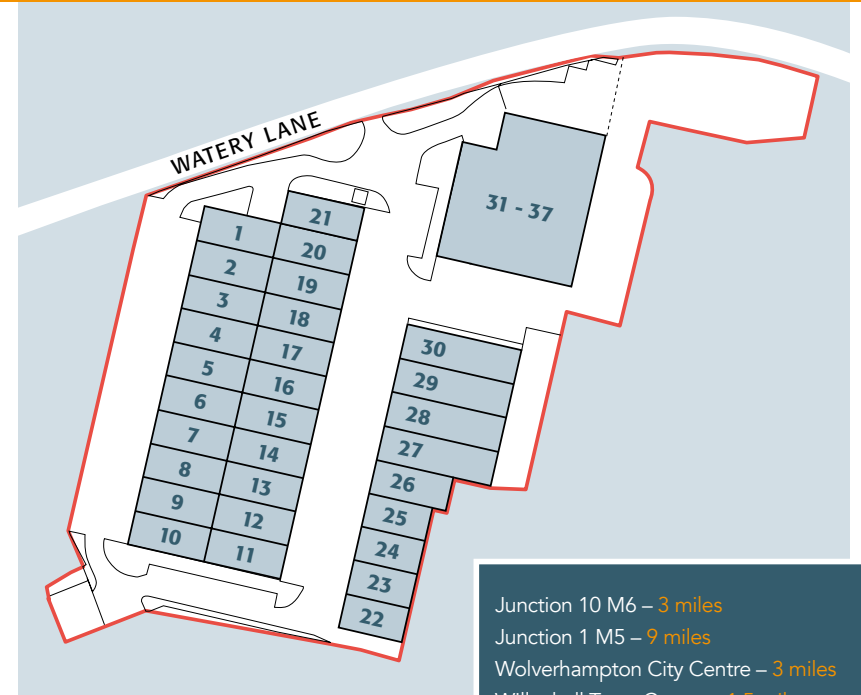
For further information including lease terms, rents, rates, service charge and EPC ratings please contact the letting agents.



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Junction 10 M6 – 3 miles
Junction 1 M5 – 9 miles
Wolverhampton City Centre – 3 miles
Willenhall Town Centre – 1.5 miles



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CURRENT AVAILABILITY

(May 2026)

UNIT	SIZE (SQ. FT. / SQ/ M.)	RENT (PER SQ. FT.)	RATEABLE VALUE (2026)	EPC RATING	STATUS
2	3,414 / 317.25	£8.00	£45,000 (currently combined)	D (89)	AVAILABLE (SUBJECT TO SURRENDER OF EXISTING LEASE)
3	3,430 / 318.67	£8.00		D (96)	
5	3,844 / 357.12	£8.00	£26,500	E (111)	AVAILABLE
12 – 14	11,135 / 1,034.48	£7.50	£64,500	D (78)	AVAILABLE
24	3,231 / 300.17	£8.00	£22,000	C (70)	UNDER OFFER

For further information contact:



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