

WATERYLANE

INDUSTRIAL ESTATE

WILLENHALL | WV13 3SU



Refurbished Industrial Units **To Let**
circa 3,750 sq. ft. - 12,000 sq. ft. (348 - 1,115 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
- 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.

Further Information

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



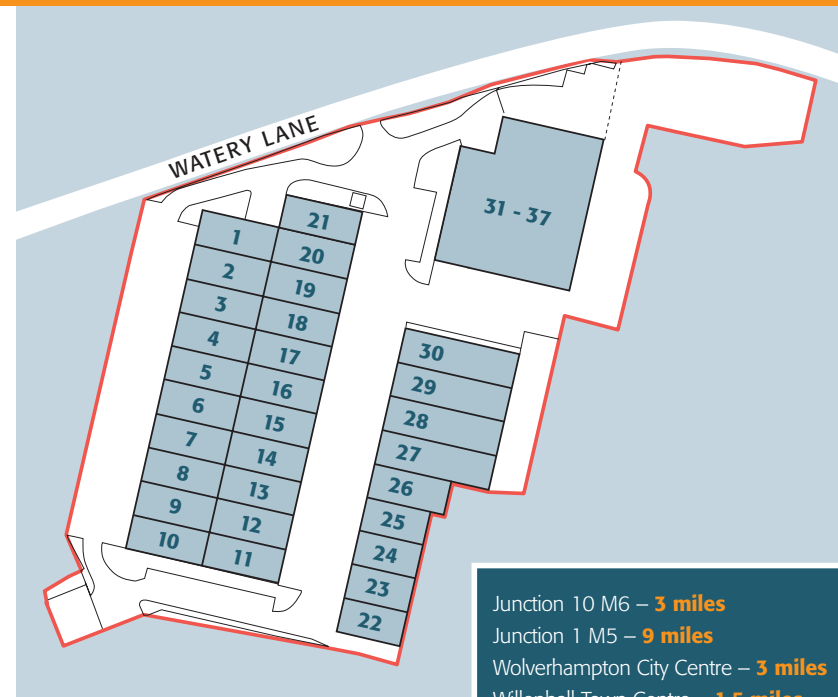
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Junction 10 M6 – **3 miles**
Junction 1 M5 – **9 miles**
Wolverhampton City Centre – **3 miles**
Willenhall Town Centre – **1.5 miles**



CURRENT AVAILABILITY (November 2025)

UNIT	SIZE (sq. ft. / sq. m.)	RENT (psf)	RATEABLE VALUE (2023)	EPC	STATUS
12-14	11,135 / 1,034	£7.50	£44,250	D (78)	AVAILABLE
24	3,231 / 300.17	£8.00	£15,250	E (103)	AVAILABLE

For further information contact:



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CURRENT AVAILABILITY (December 2025)

UNIT	SIZE (sq. ft. / sq. m.)	RENT (psf)	RATEABLE VALUE (2023)	EPC	STATUS
2-3	6,886 / 639.73	£8.00	£31,000	D (89) D (96)	TO BE CONFIRMED
12-14	11,135 / 1,034.48	£7.50	£44,250	D (78)	AVAILABLE
24	3,231 / 300.17	£8.00	£15,250	E (103)	AVAILABLE

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