

unit a2

WILLENHALL TRADING ESTATE ■ WILLENHALL ■ WV13 2JW

CANMOOR

REFURBISHMENT
UNDERWAY



Modern Industrial / Warehouse Unit 11,565 sq ft (1,074 sq m) **TO LET**

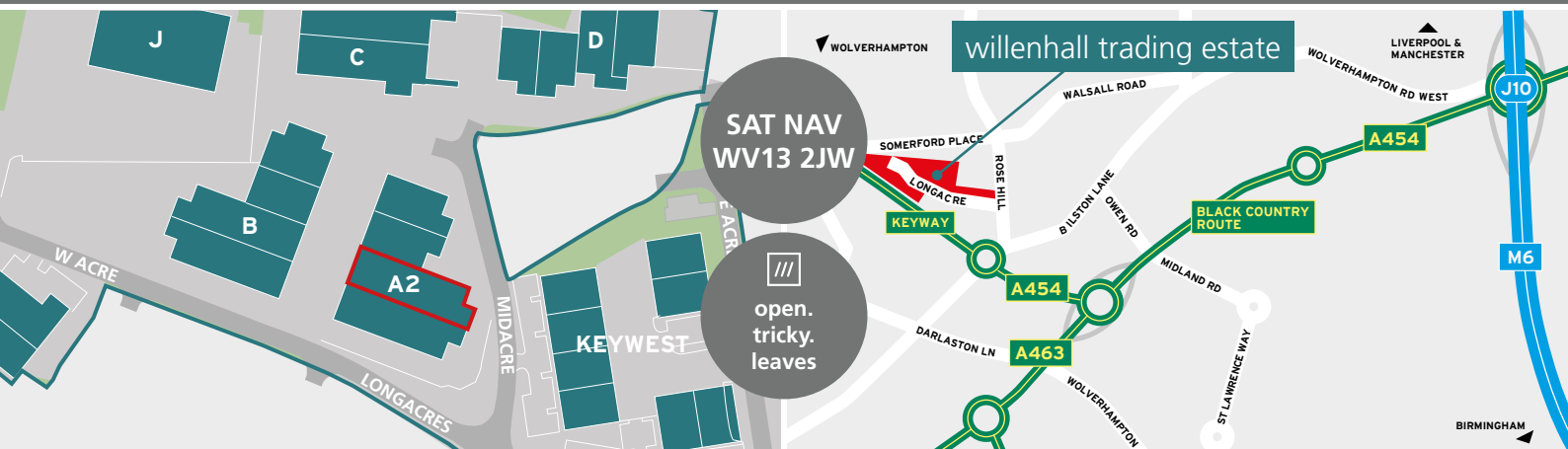
- 2 miles from J10 M6
- Ample car parking
- 24/7 operation
- Refurbished office accommodation
- Unit A2 & A3 can be combined
- 5.2m eaves height

WILLENHALL

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DESCRIPTION

A steel portal frame industrial/warehouse unit with part brick, part clad elevations with pitched roof incorporating roof lights to the warehouse area. The building is to undergo full refurbishment and upon completion will benefit from the following:

- New insulated roof
- New loading door
- 3-tonne crane
- Fully refurbished office accommodation including new carpets, lighting and WC'

ACCOMMODATION (GIA)

	sq ft	sq m
First floor (Office)	529	49
Ground (Warehouse)	11,036	1,025
Total	11,565	1,074

LOCATION

Unit A2 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 2 miles distant and accessed via the Key Way (A454) and the Black Country Route providing access to the national motorway network. Local occupiers include The Range, Middleton Paper, Yodel, Tesco and Dreams. Close local amenities include Aldi, The Range, Tesco and Willenhall Town Centre.

TENURE

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

LEGAL COSTS

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

RENT

Upon application.

FURTHER INFORMATION

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

RATES

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

SERVICES

We are advised that mains water, drainage, 3 phase electricity and gas are all connected and available. All interested parties however must check this position with their advisors/contractors.

EPC
D97.



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