







# Refurbished Industrial Warehouse Unit 7,916 sq ft (735.4 sq m) **TO LET**

- To be refurbished Q2 2025
- Gated yard of c. 0.2 acres
- New warehouse roof

- 24/7 hours of use
- 2 miles from J10 M6
- 3 Level access loading doors
- 8 allocated parking spaces
- Target EPC B
- Clear internal height of 6.3m

### WILLENHALL

### unit d4

WILLENHALL INDUSTRIAL ESTATE MIDACRE WILLENHALL WV13 2JW



## WILLENHALL



#### **ACCOMMODATION**

	SQ FT	SQ M
GF Ancillary	448	41.6
FF Office	510	47.4
Warehouse	6,958	646.4
TOTAL	7,916	735.4

#### **DESCRIPTION**

Unit D4 is due to undergo a substantial refurbishment to a high specification with a new insulated roof. The refurbishment is due to complete Q2 2025.

#### **SPECIFICATION**



New Insulated Roof



3 Level Access Loading Doors



LED Office Lighting



0.2 Acre Gated Yard



Target EPC B

Refurbished Ground & 1st Floor Offices



8 Car Parking Spaces <mark>Й</mark>Й furbish

Refurbished W/Cs



WILLENHALL INDUSTRIAL ESTATE MIDACRE WILLENHALL WV13 2JW



#### **LOCATION**

Unit D4 forms part of the established Willenhall Industrial Estate and is situated off Eastacre, 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, Middleton Paper, DX Network Services, Yodel, Tesco, Staples, Autoworld and Poundland. Close local amenities include Lidl, The Range and Willenhall Town Centre.

#### **TENURE**

The unit is available by way of 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.

#### **RATES**

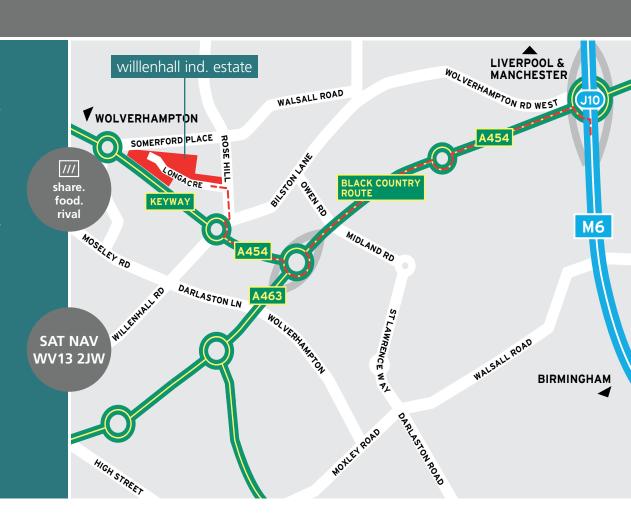
Interested parties are advised to make their own enquiries with Walsall Council.

#### **SERVICES**

Mains water, drainage, gas and electricity are all connected.

#### **EPC**

Target EPC B as part of its refurbishment.



#### **FURTHER INFORMATION**

For further information or availability please contact the joint agents.



#### Neil Slade

07766 470 384 neil.slade@harrislamb.com

#### Matthew Tilt 07834 626 172

matthew.tilt@harrislamb.com



#### **Lewis Giles**

07779 994 141 lewis.giles@bulleys.co.uk

#### James Bird

07970 283 703 iames.bird@bullevs.co.uk