

keywest unit 3 bay 1

WILLENHALL INDUSTRIAL ESTATE ■ WILLENHALL ■ EAST ACRE ■ WV13 2JW

CANMOOR



Refurbished Modern Industrial / Warehouse Unit 4,987 sq ft (463.3 sq m) **TO LET**

- To be refurbished Q2 2025
- 24/7 hours of use
- Ground floor offices
- 2 miles from J10 M6
- Level access loading door
- 10 allocated car parking spaces
- Target EPC B
- Clear internal height of 6.4m

WILLENHALL

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Indicative image



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WILLENHALL

ACCOMMODATION

	SQ FT	SQ M
Warehouse with Offices	4,987	463.3
TOTAL	4,987	463.3

DESCRIPTION

The refurbishment includes a full internal redecoration, new led lighting in the offices and a new electric roller shutter door.

The unit benefits from an open plan office with WC and kitchenette facilities. The warehouse is accessed via a roller shutter door and has a clear internal height of 6.4m.

SPECIFICATION



Roof Lights



6.4m Clear Internal Height



Target EPC B



Refurbished Offices



Level Access Loading Door



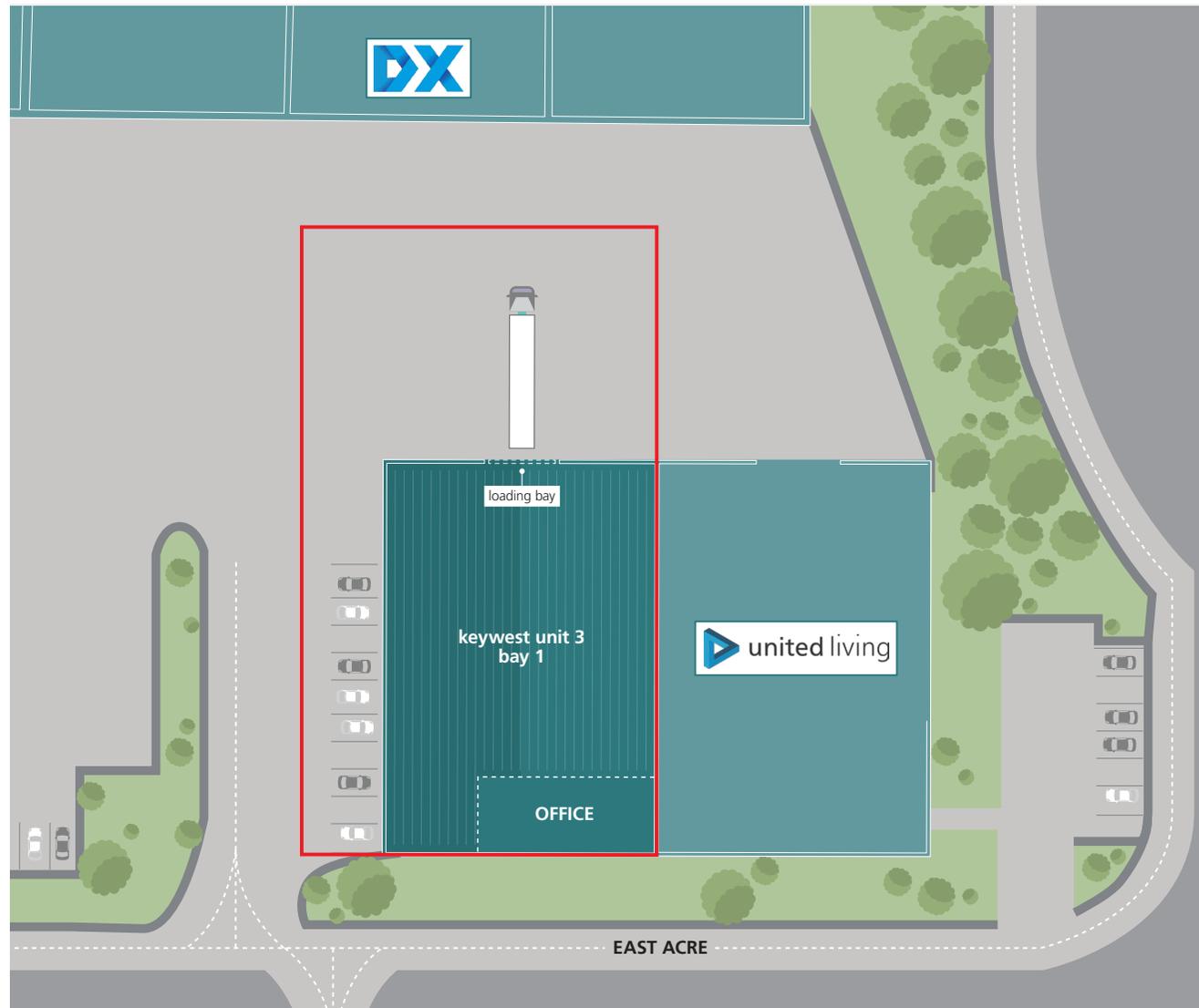
Communal Yard



LED Lighting In Offices



EV Chargers To Be Installed



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LOCATION

Keywest Unit 3 Bay 1 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 please contact the joint agents.



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