

# a2 & a3

WILLENHALL INDUSTRIAL ESTATE ■ WILLENHALL ■ MIDACRE ■ WV13 2JW

CANMOOR



## Refurbished Modern Industrial / Warehouse Units 6,743 sq ft - 18,308 sq ft **TO LET**

- Newly refurbished to a high specification
- Refurbished offices & W/Cs
- New warehouse roof
- 24/7 hours of use

- 2 miles from J10 M6
- Gantry crane in a2 with 3 tonne capacity
- Level access loading doors
- Allocated parking & EV chargers

- EPC B
- A2 Clear internal height of 6.3m
- A3 Clear internal height of 5.1m

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ACCOMMODATION

a2	SQ FT	SQ M
First Floor Offices	529	49.1
Warehouse	11,036	1,025.3
<b>TOTAL</b>	<b>11,565</b>	<b>1,074.4</b>
a3	SQ FT	SQ M
First Floor Offices	531	49.3
Warehouse	6,212	577.1
<b>TOTAL</b>	<b>6,743</b>	<b>626.4</b>
<b>COMBINED TOTAL</b>	<b>18,308</b>	<b>1,700.8</b>


DESCRIPTION

Unit a2 has recently undergone a substantial refurbishment to a high specification including the installation of a new insulated roof. Unit a3 is to be refurbished to the same specification, with completion targeted for Q2 2025.


SPECIFICATION




New Insulated Roof




Level Access Loading Doors




LED Office Lighting




Refurbished Offices




EPC B



Gantry Crane in a2 with 3 Tonne Capacity



EV Chargers



Refurbished W/Cs



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## LOCATION

a2 and a3 form part of the established Willenhall Industrial Estate and are situated off Midacre, which connects to Longacres 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 units are available by way of new Full Repairing and Insuring leases 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

a2 has achieved an EPC of B(47), and a3 is targeting EPC B as part of its refurbishment.



## FURTHER INFORMATION

For further information please contact the joint agents.

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