

unit b4

WILLENHALL TRADING ESTATE ■ WEST ACRE ■ WILLENHALL ■ WV13 2JW

CANMOOR



Refurbished Industrial Warehouse Unit 7,936 sq ft (737.2 sq m) **TO LET**

- New warehouse roof
- 24/7 hours of use
- Refurbished two storey offices
- 2 miles from J10 M6
- 1 Level access loading door
- 13 allocated parking spaces
- Target EPC B
- Clear internal height of 6.3m
- Gated yard

WILLENHALL

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Indicative image



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WILLENHALL

ACCOMMODATION

	SQ FT	SQ M
GF Warehouse/Office	6,870	638.2
FF Office	1,066	99
TOTAL	7,936	737.2

DESCRIPTION

Unit B4 is due to undergo a substantial refurbishment to a high specification with a new insulated roof. The refurbishment is due to complete Q4 2025.

SPECIFICATION

- 

New Insulated Roof



1 Level Access Loading Door



LED Office Lighting



Gated Yard
- 

Target EPC B



Refurbished Ground & 1st Floor Offices



13 Car Parking Spaces



Refurbished W/Cs



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LOCATION

Unit B4 forms part of the established Willenhall Trading 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

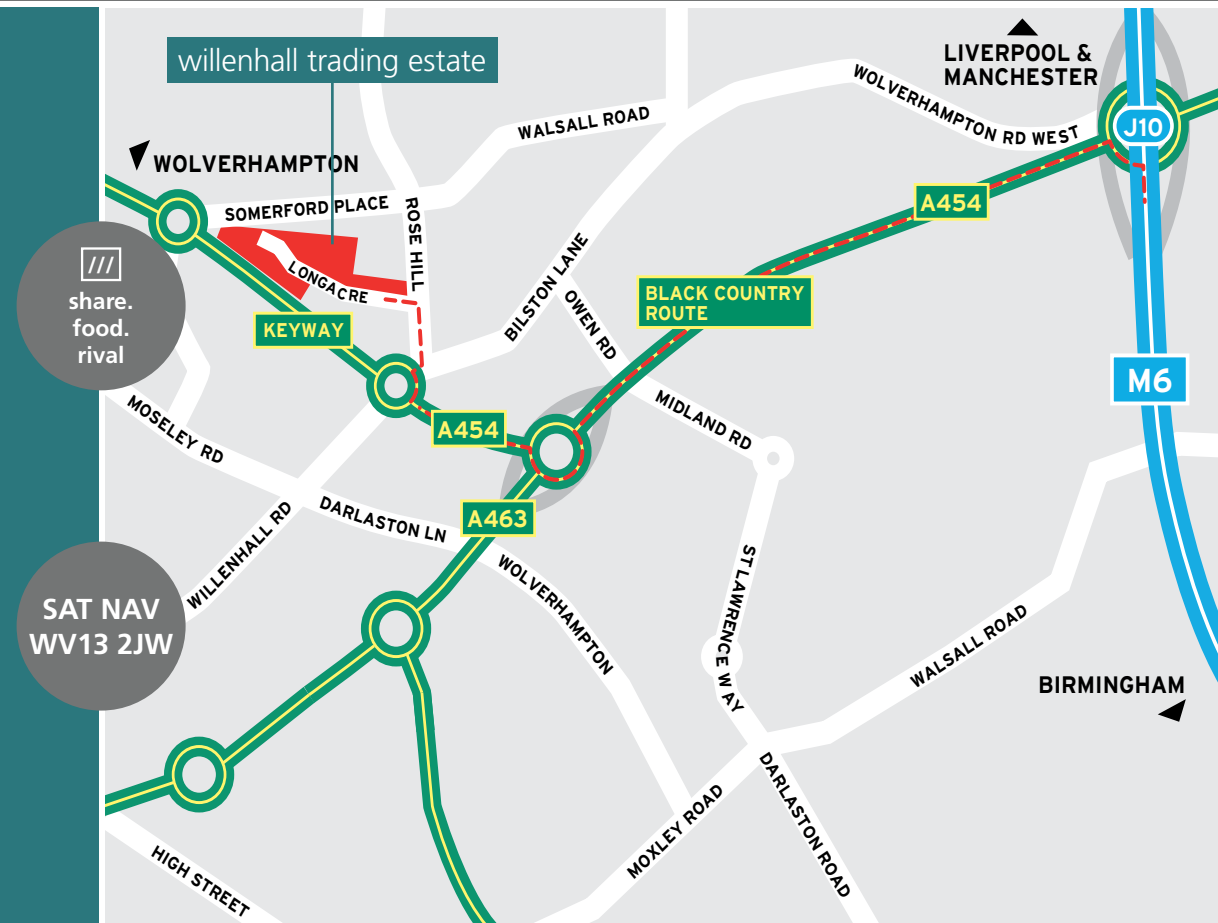
Interested parties are advised to make their own enquiries with Walsall Council.

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.

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com

Matthew Tilt
07834 626 172
matthew.tilt@harrislamb.com

BULLEYS
01902 713333
BULLEYS.CO.UK

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

James Bird
07970 283 703
james.bird@bulleys.co.uk