

# unit b4

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

CANMOOR



## Refurbished Industrial Warehouse Unit 7,936 sq ft (737 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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## ACCOMMODATION

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

## 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.

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