

# BRANDON WAY

| WEST BROMWICH | B70 8BG |



Industrial/ warehouse units available from **15,000 – 80,000 sq ft** (1,394 – 7,432 sq. m)

Approximate site area **10.91 acres** (4.42 hectares)

Good access links – 2 miles from junction 2 of the M5 motorway

## BUILD TO SUIT YOUR REQUIREMENTS

**UNIT 1**  
WAREHOUSE  
50,750 sq ft

**UNIT 2**  
WAREHOUSE  
8, 875 sq ft

**UNIT 3**  
WAREHOUSE  
8, 875 sq ft

**UNIT 4**  
WAREHOUSE  
8, 875 sq ft

**UNIT 5**  
WAREHOUSE  
8, 875 sq ft

**UNIT 6**  
WAREHOUSE  
8, 875 sq ft

**UNIT 7**  
WAREHOUSE  
8, 875 sq ft

**UNIT 8**  
WAREHOUSE  
41,450 sq ft

**UNIT 9**  
WAREHOUSE  
15, 125 sq ft

**EXISTING UNIT**  
Plot Area  
1.30Ha or 3.21 Acres

WOLVERHAMPTON

ALBION ROAD

PENNINGTON CLOSE

BRANDON WAY

M5

## LOCATION

The site fronts Brandon Way (A4182) which provides good access to Junction 1 and Junction 2 of the M5 Motorway both approximately 2 miles distant. Oldbury Town Centre is approximately 1 mile away to the south of the property.

## DESCRIPTION

The site comprises a regular shaped level site with extensive main road prominence.

There are two access points into the site from Brandon Way, with further vehicular access points from Albion Road and Pennington Close.

The site is surrounded by industrial and warehouse uses with the Birmingham Canal to the southern boundary.

## SITE AREA

10.91 acres (4.42 hectares)

## TERMS

THE site is offered for build to suit light industrial, general industrial or warehouse uses (B1c, B2 and B8)

An indicative layout is attached, but units are available from 15,000 sq ft up to 80,000 sq ft on competitive terms on either a freehold or leasehold basis.

Further information and indicative scheme drawings are available upon request from the Agent.

## SERVICES

We understand the site benefits from all mains services, further information available upon request.



**BRANDON WAY  
WEST BROMWICH  
B70 8BG**

## ALL ENQUIRIES

**harrislamb**  
PROPERTY CONSULTANCY

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