

324,366 sq ft (30,134 sq m)

Modern Distribution Centre

View the virtual tour at www.citadel324.co.uk

TO LET

READY FOR OCCUPATION Q2 2024



2 MILES TO J10 M6



FULLY FITTED
WITH LIGHTING
& SPRINKLERS



GRADE A
SPECIFICATION

A463 BLACK COUNTRY ROUTESATNAV: **WV14 7BR**











Accommodation

AREA	SQ FT	SQ M
Warehouse	304,837	28,320
Ground floor offices	5,853	544
First floor offices	5,631	523
Second floor offices	5,631	523
2 storey hub offices	2,414	224
TOTAL	324,366	30,134









Description

The modern facility provides a versatile base specification suited to logistics operations, further enhanced by key operational fit-out that will provide cost savings to an incoming occupier:



12m clear working height



Two secure yards 50m & 65m



28 dock loading doors (2 Euros)



4 level access doors



1MVA power supply (5MVA upgrade potential)



95 HGV parking spaces



196 car parking spaces



Warehouse sprinkler system



LED lighting



Additional staff welfare & amenity

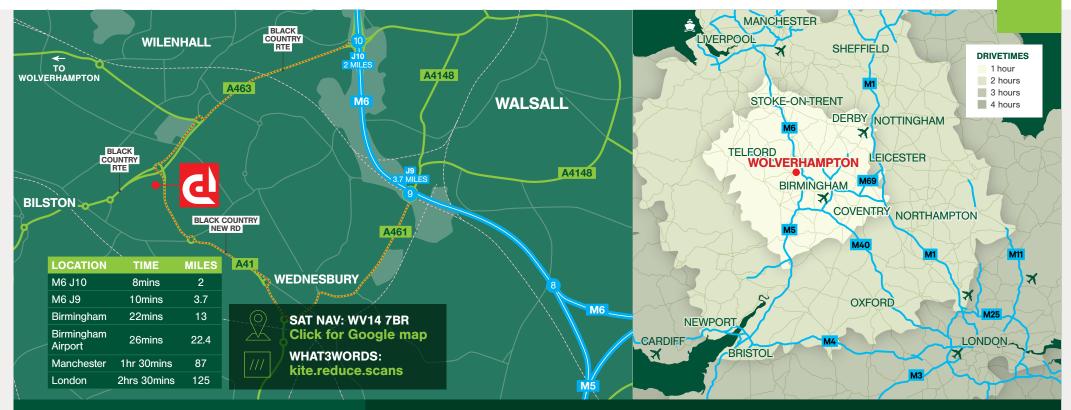


EPC B



EV charging





TENURE

The property is available by way of a new FRI lease on terms to be agreed.

PLANNING

The building is suitable for B2 and B8 uses.

BUSINESS RATES

The rateable value is available on application.

EPC

The building is rated as B.



Tom Kimbell

07920 005 471 tom.kimbell@cushwake.com

Cameron Mitchell

07392 092 534 cameron.a.mitchell@cushwake.com

Carter Jonas 0121 285 9470

www.carterjonas.co.uk

Adam McGuinness

07860 943 735 adam.mcguinness@carterjonas.co.uk

Nick Waddington

07912 770 618 nick.waddington@carterjonas.co.uk

Knight Frank 0121 200 2220 KnightFrank.co.uk

James Clements

07436 165 015

james.clements@knightfrank.com

Ed Kennerley

07972 187 779

edward.kennerley@knightfrank.com

nditions under which particulars are issued: Cushman & Walefield, Carter Jonas and Knight Frank for themselves and for the vendors or lessors of this property whose agents they are give notice that; (i) the particulars are set out as a general outline; yor the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are en without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of act but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the playment of Cushman & Wakefeld, Carter Jonas and Knight Frank has any authority to make or give any representation or warranty whatever in relation to this property. April 2024 carve-design.co.uk 16455/9