

TO LET

Industrial/Distribution Warehouse Units

51,290 sq ft - 405,779 sq ft

- Available from October 2024
- Available on an individual, combination or whole site basis
- 6.5m to 12.5m minimum eaves heights
- Dock and ground level access doors
- Self-contained yards, up to 55m yard depths
- BREEAM Very Good



SPECIFICATIONS *Subject to works*

UNIT 1 54,886 SQ FT

- 3 ground & 2 dock level access doors
- Self-contained yard, up to 38m in depth
- 52 car parking spaces
- 7.3m to 10.3m minimum eaves height
- 3 HGV trailer parking spaces

UNIT 2 62,754 SQ FT

- 3 ground level access doors
- Self-contained yard, up to 53m in depth
- 58 car parking spaces
- 6.8m to 7.7m minimum eaves height
- 3 HGV trailer parking spaces

UNIT 3 71,138 SQ FT

- 3 ground level access doors
- Self-contained yard, up to 37m in depth
- 50 car parking spaces
- 6.5m minimum eaves height
- 4 HGV trailer parking spaces

UNIT 4 82,840 SQ FT

- 2 ground & 2 dock level access doors
- Self-contained yard, up to 55m in depth
- 56 car parking spaces
- 7.95m minimum eaves height
- 8 HGV trailer parking spaces

UNIT 6 82,871 SQ FT

- 3 ground and 4 dock level access doors
- Self-contained yard, up to 44m in depth
- 49 car parking spaces
- 12.5m minimum eaves height
- 12 HGV trailer parking spaces

UNIT 7 51,290 SQ FT

- 2 ground and 2 dock level access doors
- Self-contained yard, up to 35m in depth
- 53 car parking spaces
- 12.5m minimum eaves height
- 10 HGV trailer parking spaces



ACCOMMODATION

	Sq ft	Sq m
Unit 1	54,886	5,099
Unit 2	62,754	5,830
Unit 3	71,138	6,609
Unit 4	82,840	7,696
Unit 6	82,871	7,699
Unit 7	51,290	4,765

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Additional car parking spaces are available by separate negotiations.



Waterway Business Park, Spring Road, Ettingshall, Wolverhampton WV4 6UD

What Three Words: //lions.code.beans

LOCATION

Waterway Business Park is prominently located fronting the A4126 Spring Road which is approximately 0.25 miles from the Birmingham New Road and Black Country Route dual carriageways.

Junction 2 of the M5 is located 6 miles to the south and Junction 10 of the M6 is also approximately 6 miles to the east. Wolverhampton City Centre is 2.5 miles to the north west.

EPC

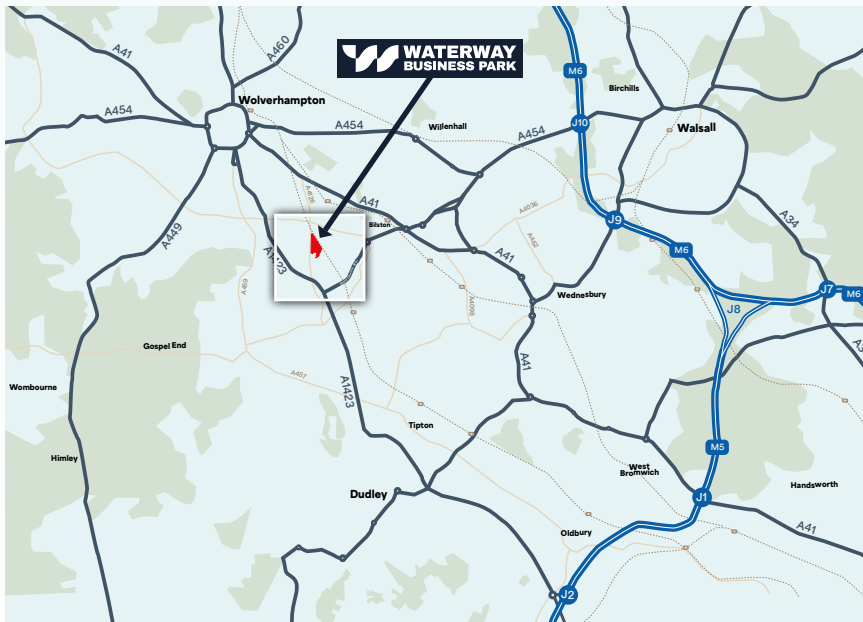
Currently C (54-61).

PLANNING

Use Class B8 (B2 or other uses considered STP).

SERVICES

Mains services are connected.



TO FIND OUT MORE, PLEASE CONTACT:

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