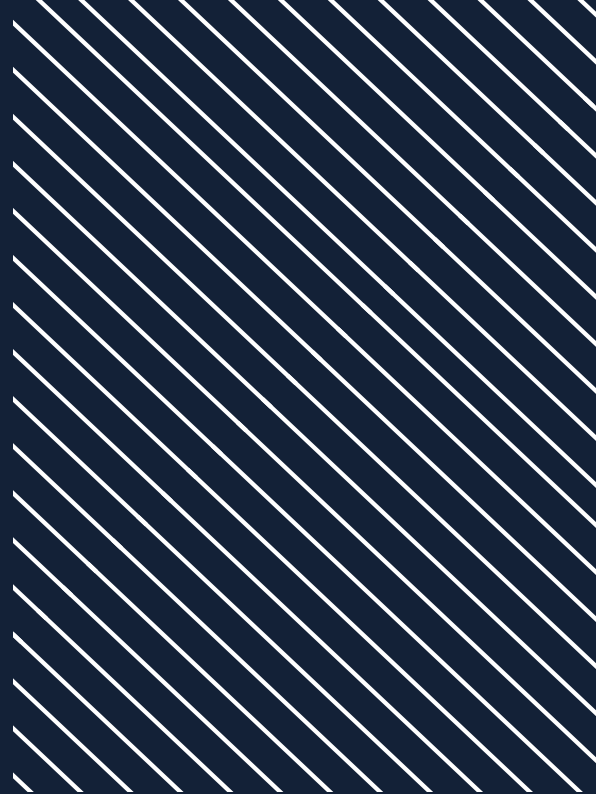




WALSALL

NINETY



NEW WAREHOUSE/ LOGISTICS UNIT

TO LET

90,000 SQ FT



AVAILABLE Q3 2024





## WALSALL NINETY

Walsall Ninety will comprise a new 90,000 sq ft industrial warehouse unit of steel portal frame construction. The unit will sit on a secure self contained site and will be built to a high specification with a range of sustainable features included resulting in future cost savings for the occupier. The unit will reach practical completion in Q3 2024.



**Targeting EPC A+**  
(i.e. Net Zero in operation)



**BREEAM  
'Excellent'**



**EV charging to 10%  
of car parking bays,**  
plus a further 10%  
passive charging.



**Roof loading to  
accommodate  
100% PV coverage**



**Large PV array**



**Air tight  
envelope**



**CA sustain guarantee**  
(offsetting cladding  
carbon)



**Building to be  
'Well' enabled**

# SPECIFICATION



**8 docks**  
(including 2  
double deck bays)



**2 level  
loading doors**



**14m eaves**



**Power up to  
1 MVA available**



**LG3 lighting  
to offices**



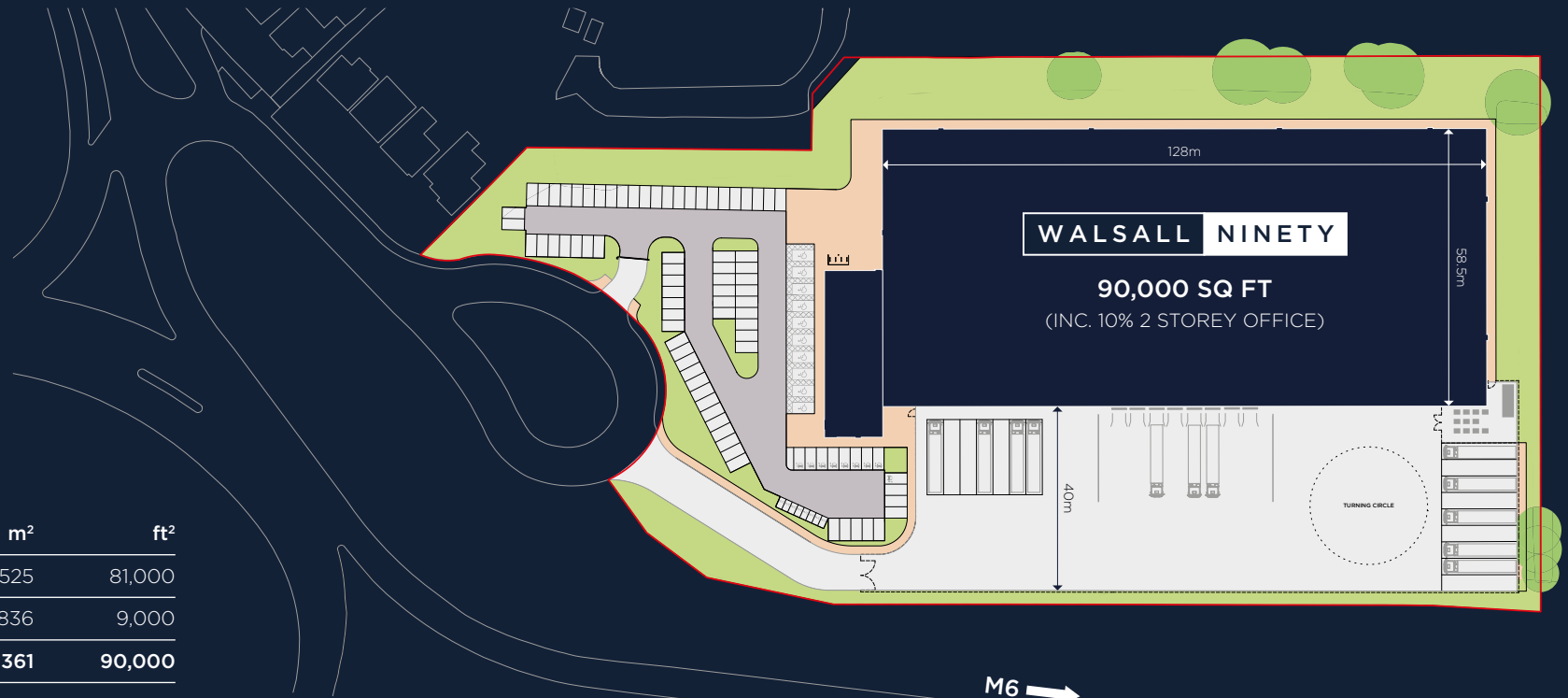
**Secure yard**



**Floor loading  
50 kN/sq m**



**Air source  
heating & cooling  
to offices**



SCHEDULE OF AREAS	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	7,525	81,000
GF Office / Core / FF Office	836	9,000
<b>TOTAL</b>	<b>8,361</b>	<b>90,000</b>

# + LOCATION

Walsall Ninety is located at Junction 10 of the M6 Motorway, providing direct access to the Midlands motorway network and surrounding towns.



## TERMS

The unit will be available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information is available on request.

## EPC

The premises have a target Energy Performance Certificate Rating of A+.

## PLANNING

The unit has planning permission for B2 (General Industrial) & B8 (Storage and Distribution) uses.

## VIEWING

Please contact our joint letting agents.

A development by  
**GRAFTONGATE**

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**CARL DURRANT**  
carl.durrant@jll.com  
+44 (0)7971 404655

**CHRIS CLARK**  
chris.clark@eu.jll.com  
+44 (0)7739 180060



**CHRISTIAN SMITH**  
christian.smith@savills.com  
+44 (0)7808 784789

**KATIE MONKS**  
katie.monks@savills.com  
+44 (0)7584 606213