

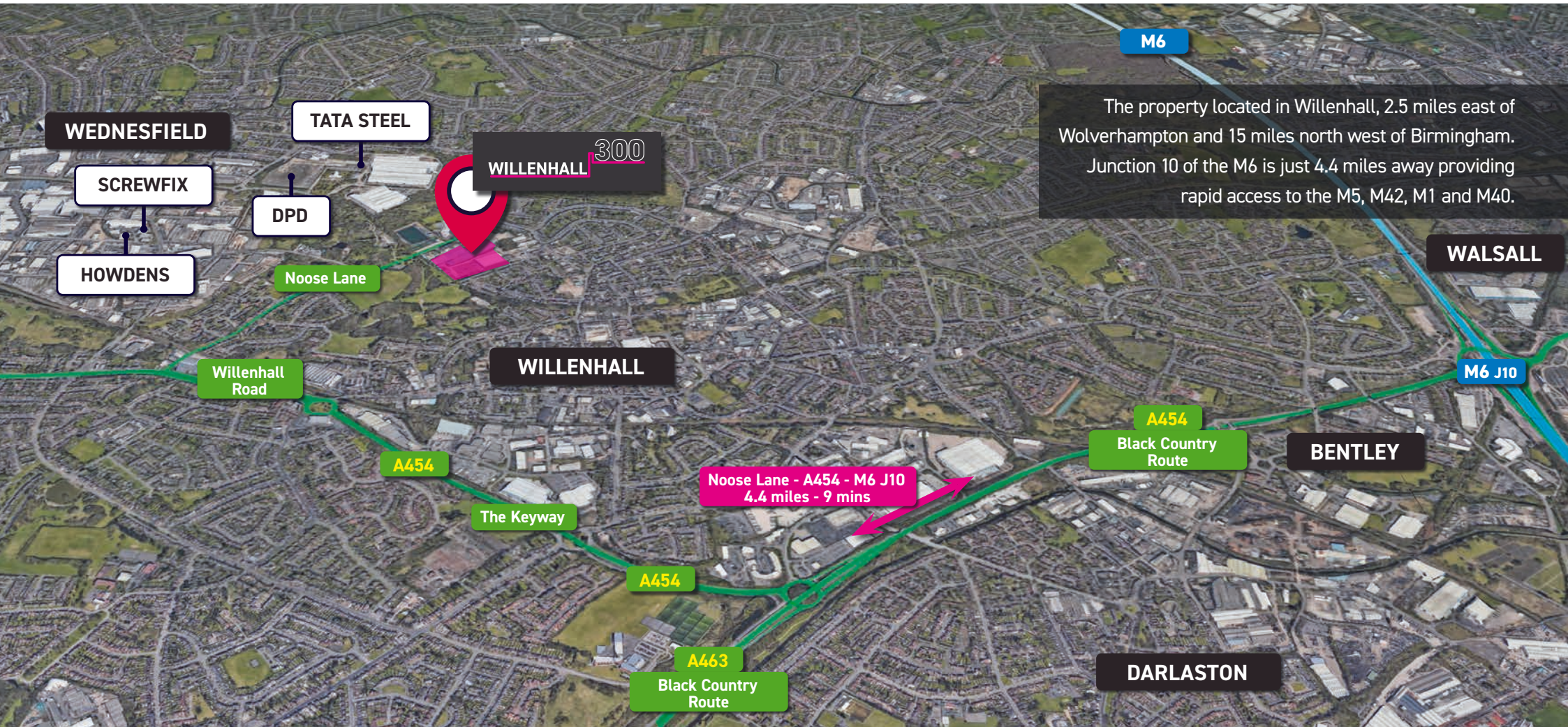
WILLENHALL **300**

**NOOSE LANE, WILLENHALL, WOLVERHAMPTON
WEST MIDLANDS, WV13 3AP**

W3W: ///types.sooner.dates



TO LET racked industrial warehouses within a prime commercial location
up to 304,061sq.ft. (28,248m²) (may be split)

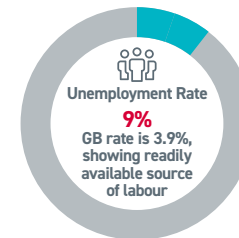
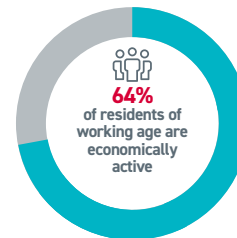
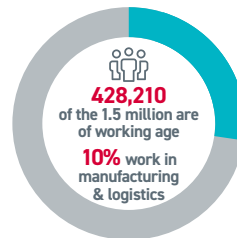


The property located in Willenhall, 2.5 miles east of Wolverhampton and 15 miles north west of Birmingham. Junction 10 of the M6 is just 4.4 miles away providing rapid access to the M5, M42, M1 and M40.

WILLENHALL 300 provides a total accommodation of 304,061 sq.ft. on a total site of 15.37 acres giving a low site cover of approximately 45%. The premises are made up of a mixture of industrial and warehouse buildings in varying age but of good functional quality with eaves height ranging from 8m to 17m. The warehouse is part-leased which will be left in-situ and can be utilised straight away. Preference is to dispose of the whole as one unit, however, there is the possibility of splitting the property.



Within 30 minutes drive time



WILLENHALL

DAVENPORT
BURGESS

GUARDIAN LOCK
& ENGINEERING

B4484

FIBBERSLEY PARK
PRIMARY ACADEMY

300
WILLENHALL

SPORTING
KHALSA FC

WMT GARAGE

WILLENHALL
MEMORIAL PARK

BLACK COUNTRY
PERFORMANCE HUB

Noose Lane

WILLENHALL 300



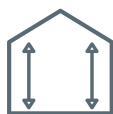
ACCOMMODATION

The accommodation comprise the following areas:

Front Unit includes canopy space of	165,213sq.ft. 15,358m ² 16,992sq.ft. 1,578m ²
Rear Unit includes canopy space of	136,953sq.ft. 12,723m ² 15,277sq.ft. 1,419m ²
Total Area	304,061 sq.ft. 28,248m ²

KEY FEATURES

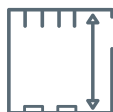
- Gatehouse
- Level Access Doors
- Large Yards (87M in part)
- Part-racked (30,000 pallet positions)
- Modern office accommodation



17m
eaves
height



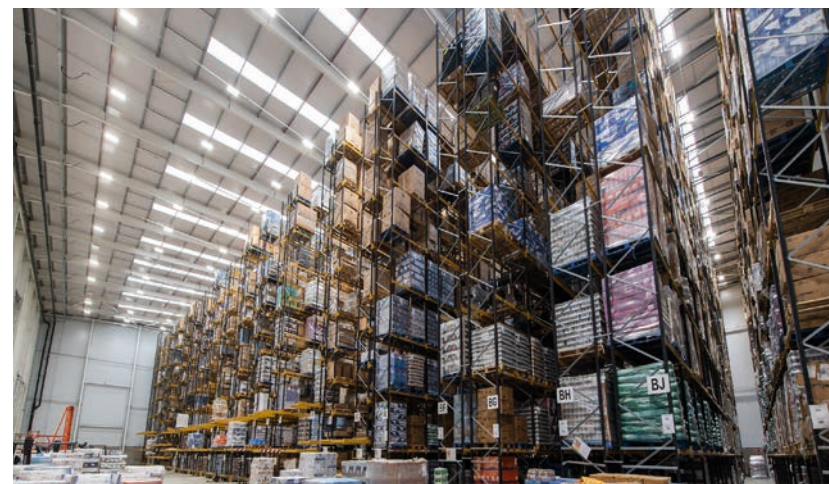
2 storey
office
accommodation



large
secure area



Ample HGV
parking spaces







TRAVEL DISTANCES

SAT NAV: WV13 3AP
 What 3 Words: ///types.sooner.dates

TOWNS & CITIES

Willenhall	0.9 miles	4 mins
Wolverhampton	3.5 miles	12 mins
Walsall	4.8 miles	15 mins
West Bromwich	7.8 miles	16 mins
Birmingham	15 miles	24 mins
Coventry	33.7 miles	46 mins
Crewe	46 miles	56 mins
Leicester	54.1 miles	1 hr 30 mins
Manchester	74.8 miles	1 hr 24 mins
London	135 miles	2 hrs 40 mins

MOTORWAYS

M6 J10	4.4 miles	9 mins
M54	4.5 miles	11 mins
M6 Toll	6.1 miles	13 mins
M5/M6 Junction	6.7 miles	13 mins
M42	19 miles	26 mins
M40	31.1 miles	38 mins
M69	33.5 miles	40 mins
M1	44 miles	50 mins
M25	117 miles	2 hrs 3 mins

AIRPORTS

Birmingham	24.5 miles	33 mins
East Midlands	48.9 miles	58 mins
Manchester	66.5 miles	1 hr 13 mins

PORTS

Holyhead	163 miles	2 hrs 52 mins
Felixstowe	188 miles	3 hrs 26 mins
Channel Tunnel	203 miles	3 hrs 38 mins
Folkestone	208 miles	3 hrs 47 mins

WILLENHALL 300



FOR FURTHER INFORMATION

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