

Unit 7, ERA Industrial Estate Ezekiel Lane, Willenhall, WV12



TO LET

SIZE: APPROX. 14,000 SQ/FT

- ✓ **ESTABLISHED INDUSTRIAL LOCATION**
- ✓ **STEEL PORTAL FRAME**
- ✓ **AMPLE NATURAL LIGHTING**
- ✓ **EAVES HEIGHT OF UP TO 5.5M**

Westprop.

LOCATION

The site is prominently located on the Straight Road (A462) with a rear yard access from Ezekiel Lane.

The site sits approximately 1.5 miles from J10 M6 and approximately 3 miles to the M54 and circa 4.5 miles to the M5.

Willenhall is an established commercial destination with a number of National and Inter-national occupiers in the vicinity, with Poundland's national Head Office circa 1 mile from the site.

DESCRIPTION

The building consists of a steel portal frame construction with part brick, part clad elevations. The building benefits from a cleared eaves height of 5.5m approx. with ample natural light.

The site benefits from line marked parking spaces to both the north and southerly aspects.

To the southerly aspect, the property is entered through palisade gates on to a secure yard area.

The property benefits from ample yard areas with sufficient pallet storage areas and turning circles.

PLANNING

We advise all interested parties to make their own enquiries with the local authority.



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Unit
7



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The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W' and extends to the right, ending under the 'p' and then turning 90 degrees downwards to align with the bottom of the 'p'.

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