

***65,000 sq.ft.
with 50m yard
in the Black Country?!***

'Yow'm joking ay ya?!'

WEDNESBURY 65

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LEABROOK ROAD
WEDNESBURY
WS10 7NB

COMPLETION
Summer 2023



a development by

New Grade A industrial warehouse within a prime commercial location
65,000 sq.ft. (6,038m²)

MRE MERCIA REAL ESTATE



The proposed new unit will provide an institutional industrial and distribution building within a prime location near to the M6 at the heart of the manufacturing hub of the West Midlands.

WEDNESBURY 65 is situated in a key location within the wider West Midlands industrial market, fronting the A4037 Leabrook Road, Wednesbury, approximately half a mile from the A41 Black Country New Road which links Junction 10 of the M6 motorway and Junction 1 on the M5 motorway.

Junction 9 of the M6 is also located approximately 1.5 miles distant.



Within 30 minutes drive time



WEDNESBURY

A41

**Black Country
New Road**

**TRAC
TOOLING**

**MONKS
& CRANE**

**STERN ELECTRIC
CO. LTD.**

**EDMUNDSON
ELECTRICAL**

**THE METAL
CENTRE**

KNOWHOW

**MSC INDUSTRIAL
SUPPLY CO.**

WEDNESBURY 65

DELAIR

**ONLINE POUND
SHOP.COM**

**PANESAR
FOODS**

A4037

**Leabrook
Road**

BRALO UK

**LEENGATE
METALS CENTRE**

**MALLATITE LTD
(WEST MIDLANDS)**

A41

**Black Country
New Road**

**BLACK COUNTRY
MANUFACTURING**

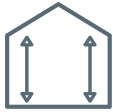
**EDMO
LIMITED**

**RENAULT TRUCKS
(MIDLANDS)**

WEDNESBURY 65

COMPLETION
Summer 2023

Warehouse	58,500 sq.ft. 5,434.8m ²
Ground Floor Offices	3,250 sq.ft. 301.9m ²
First Floor Offices	3,250 sq.ft. 301.9m ²
Total Area	65,000 sq.ft. 6,038.7m ²
EV Charging Points	6
Cycle Racks	10



10m
eaves
height



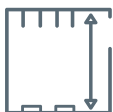
2 level access
loading
doors



4 dock level
loading doors
available



2 storey
office
accommodation



35m large
secure area



110
car parking spaces





WEDNESBURY 65

FOR FURTHER INFORMATION

Please contact:

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commercial property
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hexagoncommercial.co.uk

Harvey Pearson
07387 165367
hp@hexagoncommercial.co.uk

Knight Frank
Birmingham
0121 200 2220
KnightFrank.co.uk

Ed Kennerley
07972 187779
edward.kennerley@knightfrank.com

TRAVEL DISTANCES

SAT NAV: WS10 7NB
What 3 Words: ///rapid.fortunate.loves

TOWNS & CITIES

Wednesbury	0.8 miles	2 mins
Dudley	3.6 miles	12 mins
West Bromwich	3.9 miles	9 mins
Walsall	4.1 miles	15 mins
Wolverhampton	5.1 miles	17 mins
Birmingham	12.9 miles	24 mins
Coventry	31.1 miles	50 mins
Manchester	78.5 miles	1 hr 35 mins
London	133 miles	2 hrs 41 mins

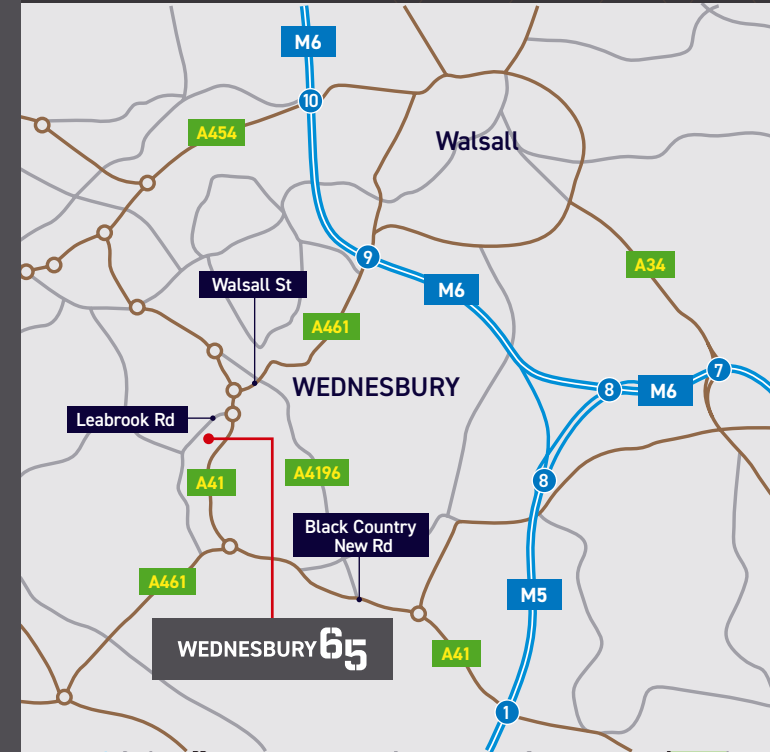
MOTORWAYS

M6 J9	2.8 miles	8 mins
M6 J10	4.4 miles	9 mins
M5 J1	4.3 miles	9 mins
M54	7.4 miles	13 mins
M6 Toll	9.8 miles	17 mins
M42	17.3 miles	21 mins
M40	29 miles	33 mins
M69	30.6 miles	40 mins
M1	40.8 miles	52 mins
M25	114 miles	1 hr 48 mins

AIRPORTS

Birmingham	21.2 miles	31 mins
East Midlands	45.9 miles	57 mins
Manchester	71.2 miles	1 hr 17 mins
Heathrow	122 miles	1 hr 57 mins

WEDNESBURY 65



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IMPORTANT NOTICE: These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. January 2022. Images throughout are for indicative purposes only.

merciarealestate.com/properties/wednesbury-65/

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