



WALSALL NINETY

NEW WAREHOUSE/ LOGISTICS UNIT

TO LET / MAY SELL 90,000 SQ FT



Building can be available within
12 months of agreeing terms





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 ²	ft ²
Warehouse	7,525	81,000
GF Office / Core / FF Office	836	9,000
TOTAL	8,361	90,000

+ 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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