



209 NEW HOMES BY  
TAYLOR WIMPEY  
PC APRIL 2021



CAKEMORE ROAD, ROWLEY REGIS **B65 0QT**

[WDBOXHUB.COM/ROWLEYREGIS](http://WDBOXHUB.COM/ROWLEYREGIS)

**11 NEW INDUSTRIAL / WAREHOUSE / TRADE UNITS FOR SALE / TO LET**

UNITS 2,982 – 7,911 SQ FT (277 SQ M – 735 SQ M)

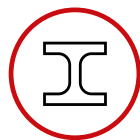
PC Q1 2021



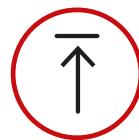


## MODERN INDUSTRIAL / WAREHOUSE / TRADE UNITS

**WD.BOXHUB** is a 2.5 acre site providing for a range of modern industrial, warehousing and trade park units ranging from 2,982 – 7,911 sq ft. Larger units are available by a combination of units to suit. Development of the scheme will commence in August 2020 with an anticipated practical completion of the scheme at the end of Q1 2021.



Steel portal frame construction



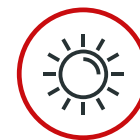
8m clear internal height



4.8m high electrically operated loading doors



Secure cycle parking



15% warehouse roof lights



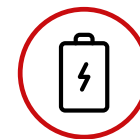
3 phase power supply



Mezzanine floor for office or additional storage uses



Dedicated yard area and car parking



Electric vehicle charging points



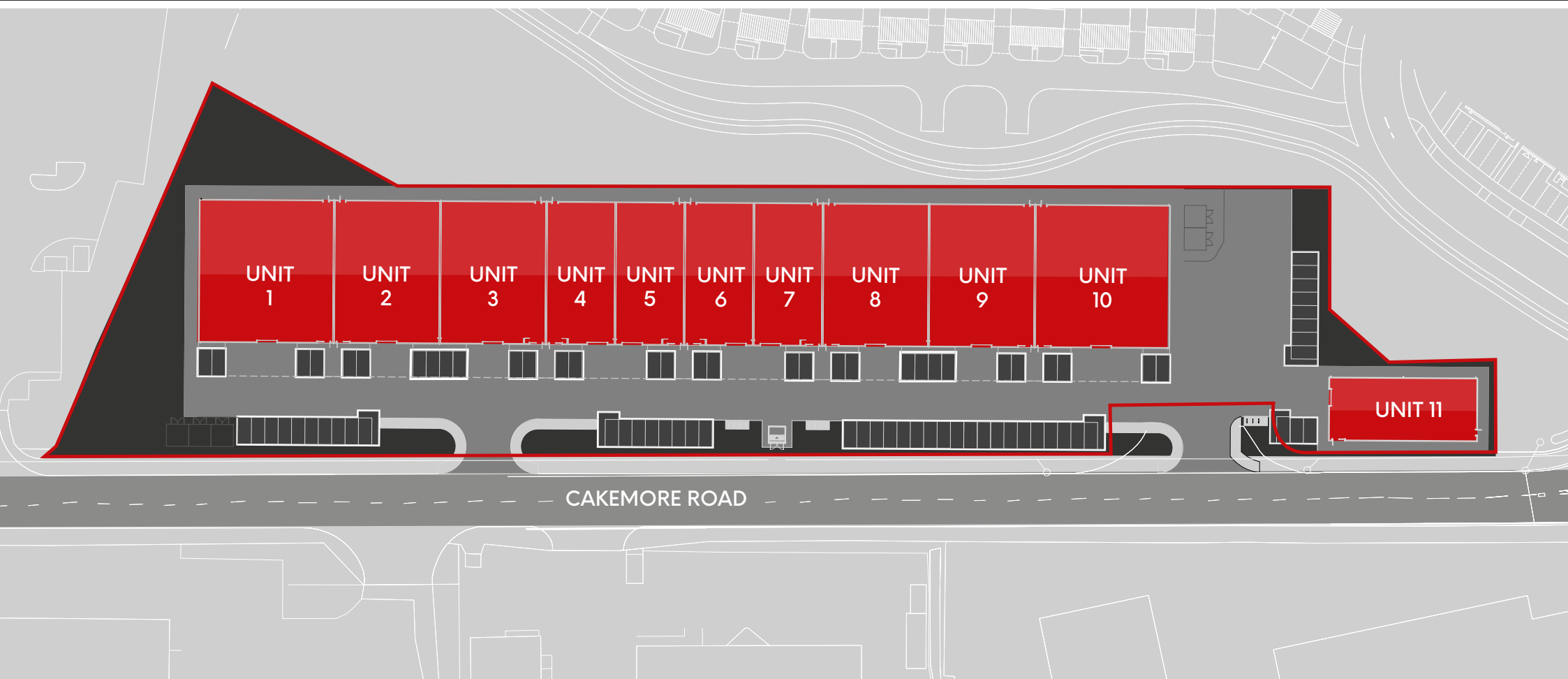
Uniformly distributed 50kN/m2 floor slab loading

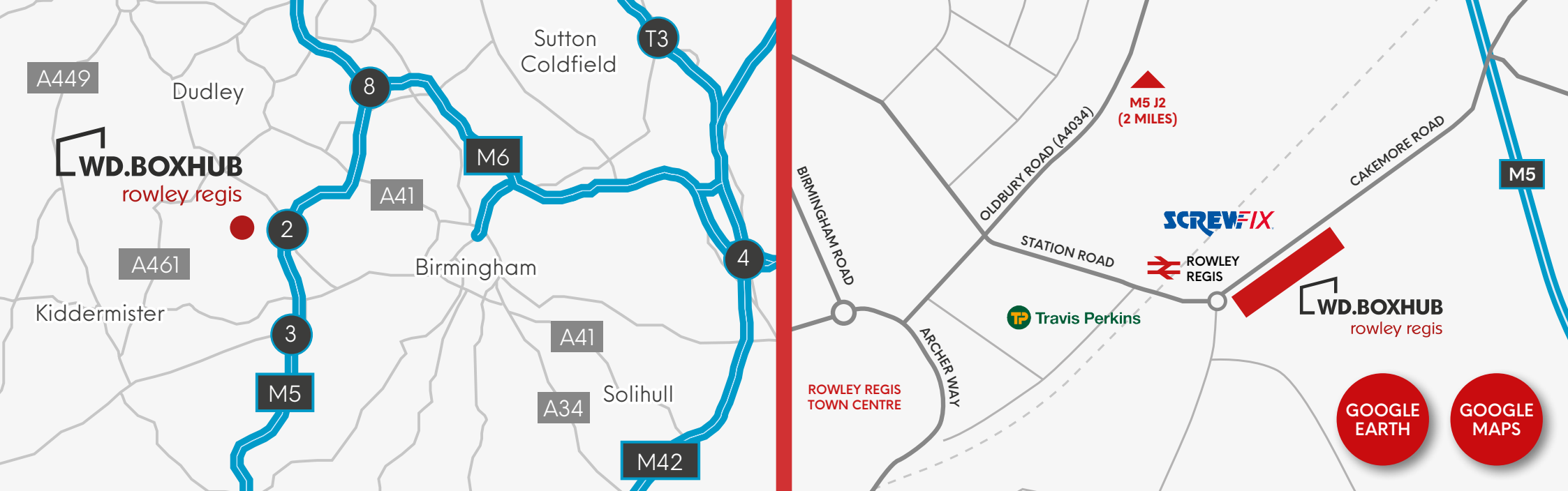
# UNITS FROM 2,982 SQ FT - 7,911 SQ FT

	WAREHOUSE	MEZZANINE	TOTAL
UNIT 1	6,372 SQ FT	1,539 SQ FT	<b>7,911 SQ FT</b>
UNIT 2	5,038 SQ FT	1,216 SQ FT	<b>6,254 SQ FT</b>
UNIT 3	5,038 SQ FT	1,216 SQ FT	<b>6,254 SQ FT</b>
UNIT 4	3,251 SQ FT	775 SQ FT	<b>4,026 SQ FT</b>
UNIT 5	3,251 SQ FT	775 SQ FT	<b>4,026 SQ FT</b>
UNIT 6	3,251 SQ FT	775 SQ FT	<b>4,026 SQ FT</b>

	WAREHOUSE	MEZZANINE	TOTAL
UNIT 7	3,251 SQ FT	775 SQ FT	<b>4,026 SQ FT</b>
UNIT 8	5,038 SQ FT	1,216 SQ FT	<b>6,254 SQ FT</b>
UNIT 9	5,038 SQ FT	1,216 SQ FT	<b>6,254 SQ FT</b>
UNIT 10	6,372 SQ FT	1,539 SQ FT	<b>7,911 SQ FT</b>
UNIT 11	2,982 SQ FT		<b>2,982 SQ FT</b>

\*APPROXIMATE GIA





## LOCATION

The site is prominently located fronting Cakemore Road (B4169), a busy local route, in Rowley Regis. Across the road, Rowley Regis (Park & Ride) Station, has an annual rail passenger usage of over 1.2 million.

The site is situated midway between Halesowen and Oldbury, providing excellent access to the M5 motorway at Junction 2 (1.4 miles) or alternatively Junction 3 (3.7 miles) via the A456. Birmingham City Centre is approximately 6 miles to the East and accessed via the A4123 and A456.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services.

## VAT

All prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## TERMS

Units are available on both a Freehold and Leasehold basis with prices/rents available on request, dependent upon specification.

## PLANNING

All units benefit from detailed planning permission for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.



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