

ELECTRIUM POINT

Willenhall WV12 4HD



TO LET 10,700 - 20,500 sq ft industrial warehouse units **Available Q4 2023**



41,900 SQ FT NEW ENERGY EFFICIENT WAREHOUSE UNITS ON AN ESTABLISHED INDUSTRIAL LOCATION AVAILABLE Q4 2023



Electrium Point consists of 3 new build industrial/warehousing units. These new units offer a high quality and energy efficient specification.



8m eaves height



Targeting EPC rating A



Unit 8 benefits from a large enclosed service yard



Option to combine units 6 & 7



EV charging points



Yard depth:
Unit 8 - 40m
Unit 6 & 7 - 32m



50kN/m² floor loading



Unit 6 - 12 parking spaces
Unit 7 - 12 parking spaces
Unit 8 - 22 parking spaces

GREEN CREDENTIALS

Horton Estates employ the latest environmentally friendly technologies in their developments which in turn helps reduce the cost of occupation.

PLANNING USE

E (g) formerly B1c, B2 and B8 (industrial and distribution) uses.



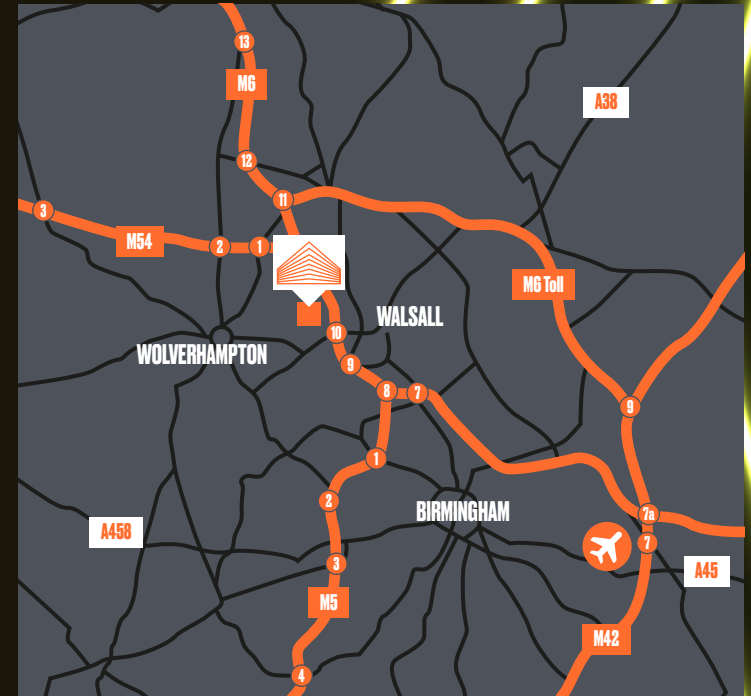
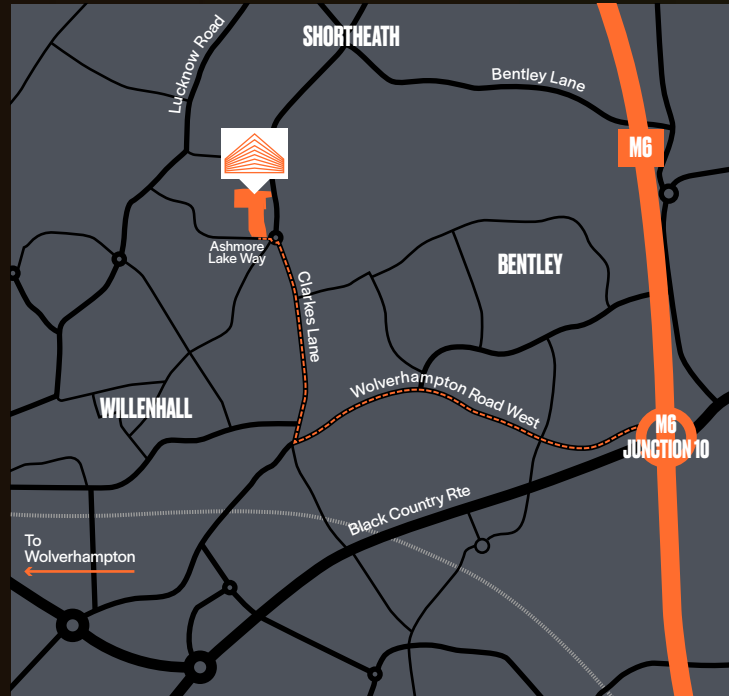
INDUSTRIAL WAREHOUSE UNITS FROM 10,700 - 20,500 SQ FT

Approximate gross internal areas:

UNIT	SQ M	SQ FT
6*	994	10,700
7*	994	10,700
8	1,904	20,500
Total	3,892	41,900

*Option to combine units 6 & 7

A PRIME LOCATION WITH EXCELLENT TRAVEL CONNECTIONS



Electrium Point is accessed off Ashmore Lake Way. Junction 10 of the M6 is accessed via the A462 and the B4464 with the drive time being approximately 8 minutes. Willenhall is excellently situated to offer good access to the motorway network and the Black Country.

WHAT THREE WORDS
canny.ranked.fruit

08 MINS  **M6, Junction 10**
2 miles

11 MINS  **M6 Toll Road**
6.5 miles

15 MINS  **Wolverhampton City Centre**
4.4 miles

Source: AA Route Finder

26 MINS  **Birmingham City Centre**
14 miles

35 MINS  **Birmingham Airport**
24 miles



Kenny Allan
M. 07785 245 203
E. k Allan@kwboffice.com



James Bird
M. 07894 930 592
E. james.bird@bulleys.co.uk

Lewis Giles
M. 07779 994 141
E. lewis.giles@bulleys.co.uk