



leftfield park
Walsall

TO LET

BRAND NEW INDUSTRIAL / DISTRIBUTION UNIT

75,292 sq ft (6,995 sq m)

UNIT 3 - AVAILABLE NOW

SAT NAV: WS2 8DQ

OVERVIEW

Leftfield Park Walsall Comprises two brand new industrial/ warehouse units. Unit 3, totalling 75,292 sq ft is complete and immediately available

The site is centrally located in the heart of the West Midlands conurbation, providing easy access to Junctions 9 and 10 of the M6 motorway, dual carriageway access via the A34 and linkages to the M6 Toll Road.

NEARBY OCCUPIERS



76% OF WORKING BLACK COUNTRY RESIDENTS TRAVEL WITHIN THE BLACK COUNTRY TO WORK



WALSALL WORKING POPULATION
AGE 16-64 173,316



WITHIN WALSALL
POPULATION 286,700
WORKING AGE 60.8%
UNEMPLOYMENT 6.7%



FEATURES



84 Car Parking Spaces



High Quality Landscaping



300 kVA Power



LG3 Lighting to Offices



Secure 40m Yard



12m to Underside of Haunch



Floor Loading 50 kN/sq m



7 Dock & 2 Ground Level Loading Doors



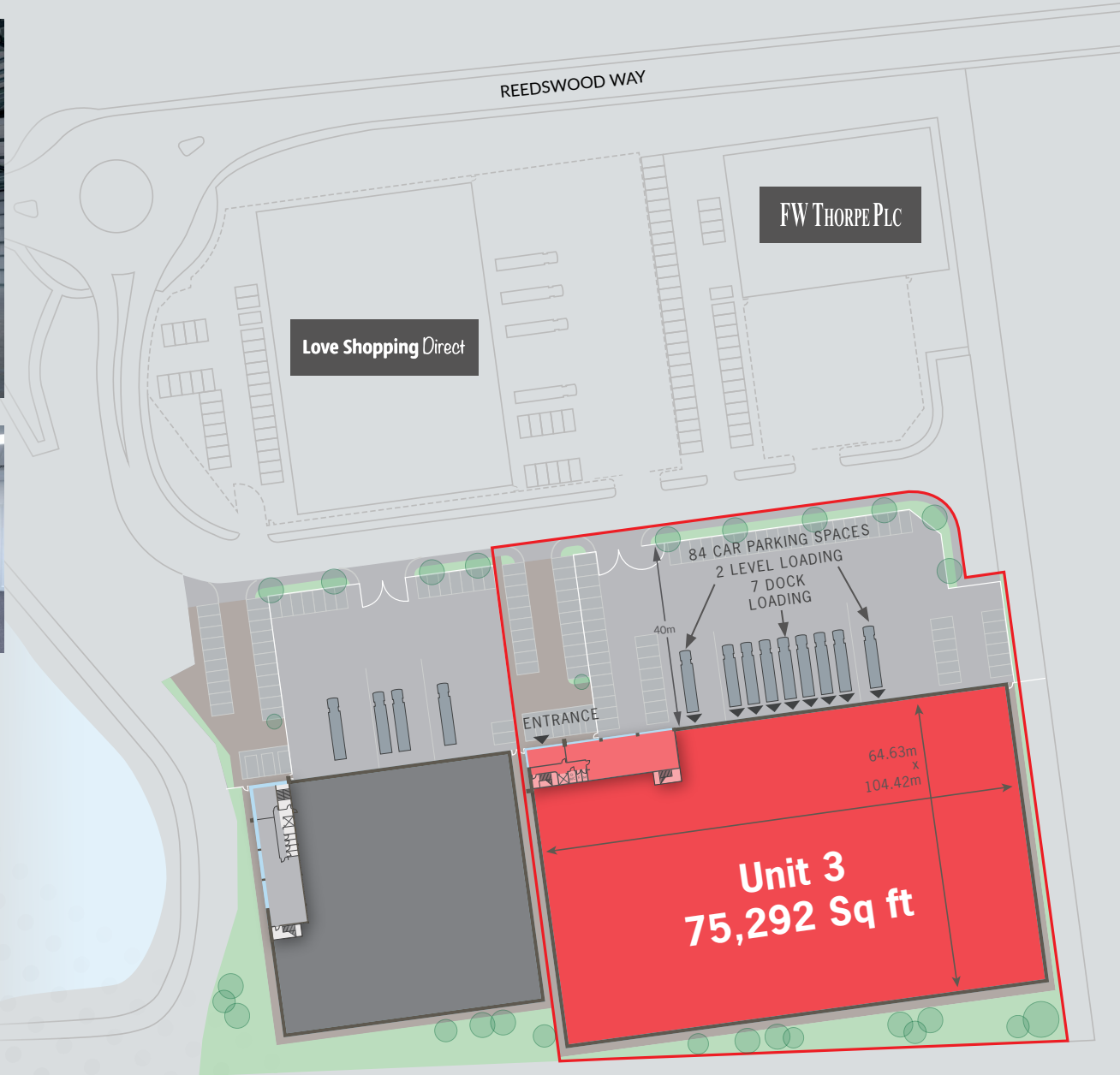
High Specification Offices



Fully Accessible Raised Floors



EPC Rating A

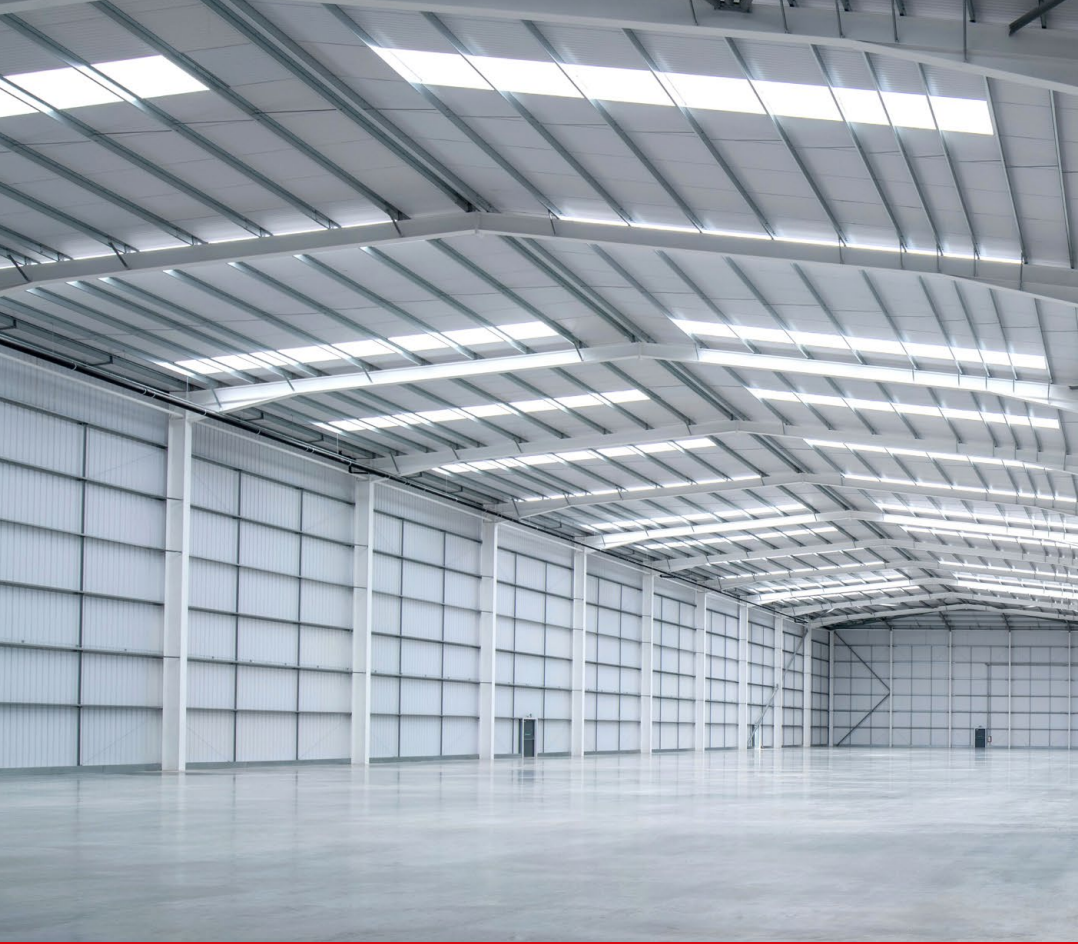


ACCOMMODATION

UNIT 3	SQ FT	SQ M
Warehouse	69,494	6,456.2
Ground Floor Office	3,103	288.3
First Floor Office	2,695	250.4
TOTAL	75,292	6,994.9

Approximate Gross Internal Areas

Unit 3
75,292
Sq ft



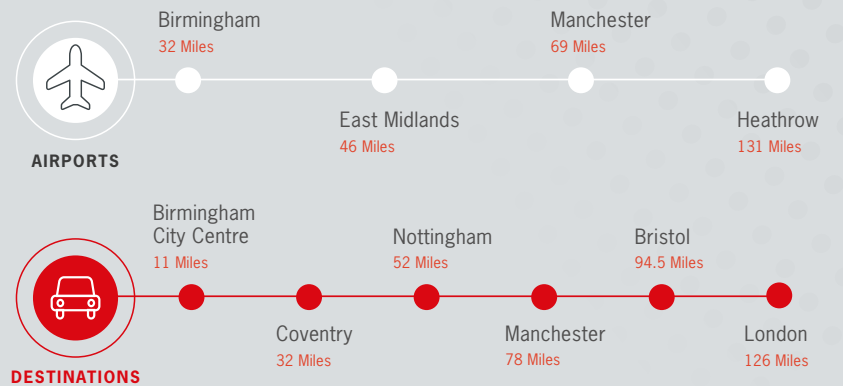


SAT NAV: WS2 8DQ
J10 M6

LOCATION

The development is situated within approximately 1 mile from J10 of the M6 and Walsall Town Centre. The site adjoins Reedswood Retail Park with local amenities including Sainsbury's Superstore a family pub and McDonald's.

Walsall Council and Highways England are currently undertaking a £65m road improvement scheme around Junction 10 of the M6 of which provides wider motorway access to the M5, M42, M6 Toll and M54.



Source: Google Maps

TERMS

The unit is 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 been assessed to have an Energy Performance Certificate Rating of A-18.

VIEWING

Please contact our joint Letting Agents.

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