

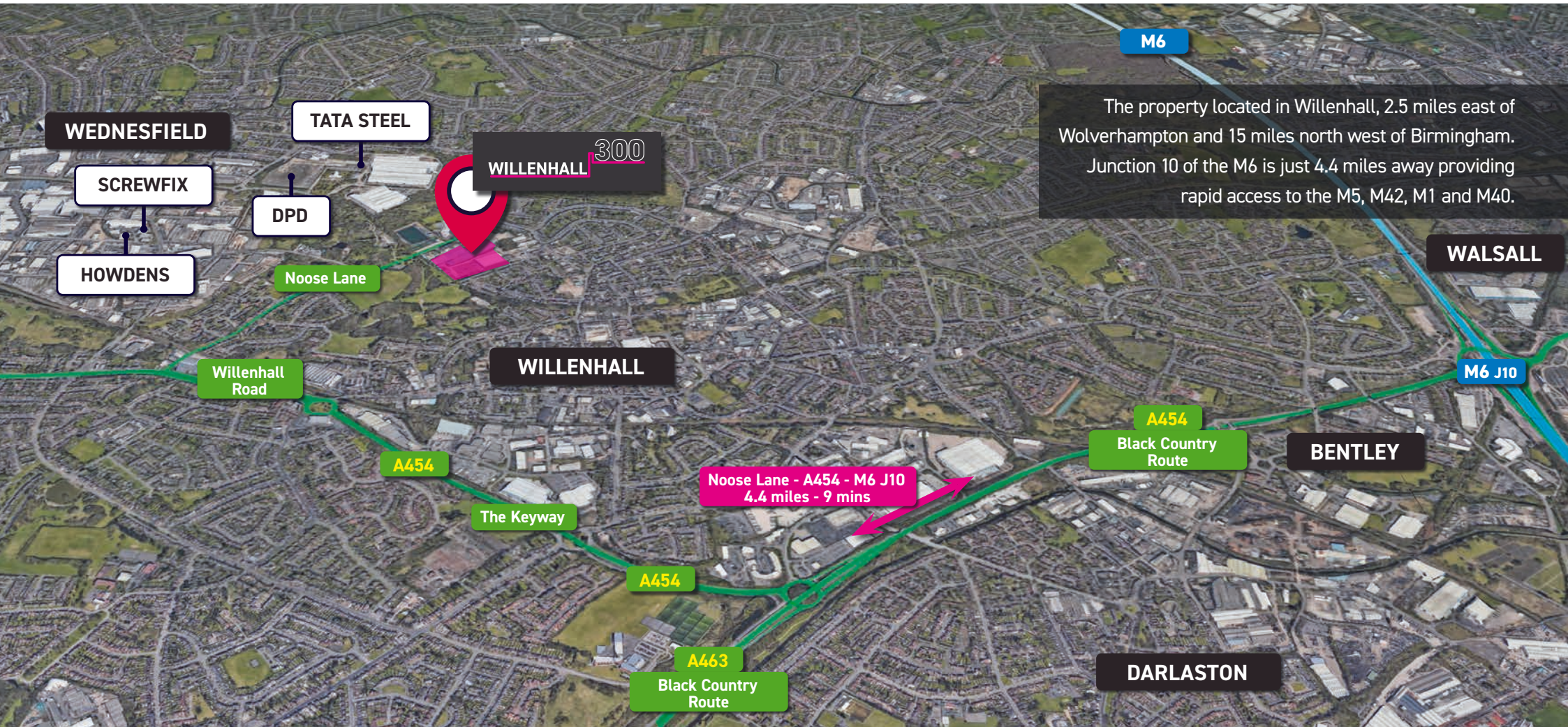
**WILLENHALL** **300**

**NOOSE LANE, WILLENHALL, WOLVERHAMPTON  
WEST MIDLANDS, WV13 3AP**

**W3W: ///types.sooner.dates**



**TO LET** racked industrial warehouses within a prime commercial location  
up to 304,061sq.ft. (28,248m<sup>2</sup>) (may be split)

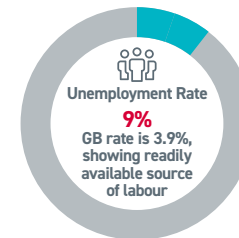
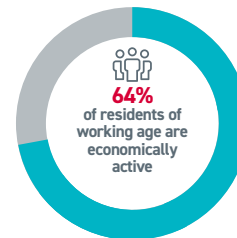
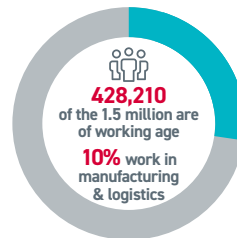


The property located in Willenhall, 2.5 miles east of Wolverhampton and 15 miles north west of Birmingham. Junction 10 of the M6 is just 4.4 miles away providing rapid access to the M5, M42, M1 and M40.

**WILLENHALL 300** provides a total accommodation of 304,061 sq.ft. on a total site of 15.37 acres giving a low site cover of approximately 45%. The premises are made up of a mixture of industrial and warehouse buildings in varying age but of good functional quality with eaves height ranging from 8m to 17m. The warehouse is part-leased which will be left in-situ and can be utilised straight away. Preference is to dispose of the whole as one unit, however, there is the possibility of splitting the property.



## Within 30 minutes drive time



**WILLENHALL**

DAVENPORT  
BURGESS

GUARDIAN LOCK  
& ENGINEERING

B4484

FIBBERSLEY PARK  
PRIMARY ACADEMY

WILLENHALL 300

SPORTING  
KHALSA FC

WMT GARAGE

WILLENHALL  
MEMORIAL PARK

BLACK COUNTRY  
PERFORMANCE HUB

Noose Lane

# WILLENHALL 300



## ACCOMMODATION

The accommodation comprise the following areas:

<b>Front Unit</b> includes canopy space of	165,213sq.ft. 15,358m <sup>2</sup> 16,992sq.ft. 1,578m <sup>2</sup>
<b>Rear Unit</b> includes canopy space of	136,953sq.ft. 12,723m <sup>2</sup> 15,277sq.ft. 1,419m <sup>2</sup>
<b>Total Area</b>	304,061 sq.ft. 28,248m <sup>2</sup>

## KEY FEATURES

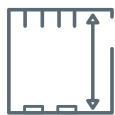
- Gatehouse
- Level Access Doors
- Large Yards (87M in part)
- Part-racked (30,000 pallet positions)
- Modern office accommodation



17m  
eaves  
height



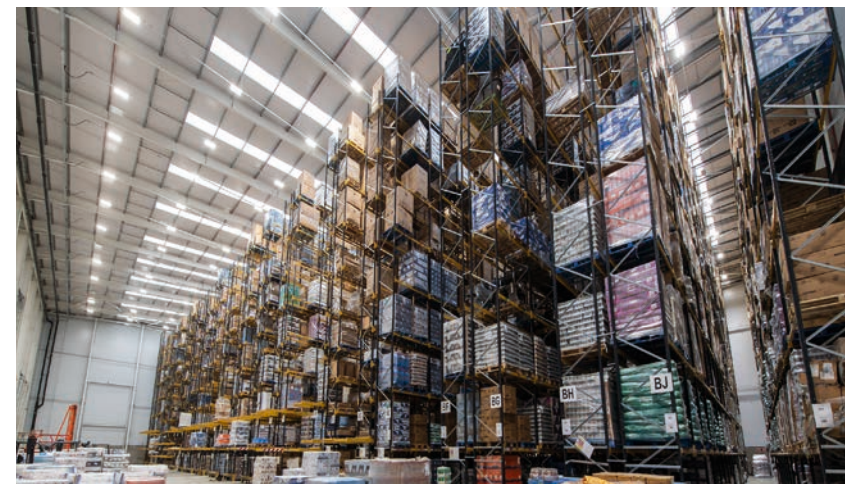
2 storey  
office  
accommodation



large  
secure area



Ample HGV  
parking spaces







# TRAVEL DISTANCES

SAT NAV: WV13 3AP  
 What 3 Words: ///types.sooner.dates

## TOWNS & CITIES

Willenhall	0.9 miles	4 mins
Wolverhampton	3.5 miles	12 mins
Walsall	4.8 miles	15 mins
West Bromwich	7.8 miles	16 mins
Birmingham	15 miles	24 mins
Coventry	33.7 miles	46 mins
Crewe	46 miles	56 mins
Leicester	54.1 miles	1 hr 30 mins
Manchester	74.8 miles	1 hr 24 mins
London	135 miles	2 hrs 40 mins

## MOTORWAYS

M6 J10	4.4 miles	9 mins
M54	4.5 miles	11 mins
M6 Toll	6.1 miles	13 mins
M5/M6 Junction	6.7 miles	13 mins
M42	19 miles	26 mins
M40	31.1 miles	38 mins
M69	33.5 miles	40 mins
M1	44 miles	50 mins
M25	117 miles	2 hrs 3 mins

## AIRPORTS

Birmingham	24.5 miles	33 mins
East Midlands	48.9 miles	58 mins
Manchester	66.5 miles	1 hr 13 mins

## PORTS

Holyhead	163 miles	2 hrs 52 mins
Felixstowe	188 miles	3 hrs 26 mins
Channel Tunnel	203 miles	3 hrs 38 mins
Folkestone	208 miles	3 hrs 47 mins

# WILLENHALL 300



## FOR FURTHER INFORMATION

Please contact:

**hexagon**  
commercial property  
Black Country  
**01384 374888**  
hexagoncommercial.co.uk

**Harvey Pearson**  
07387 165367  
hp@hexagoncommercial.co.uk  
**Jack Summers**  
07446 912228  
js@hexagoncommercial.co.uk

**BNP PARIBAS**  
REAL ESTATE  
**0121 237 1234**  
realestate.bnpparibas.co.uk

**Chris Harris**  
07554 644091  
chris.harris@realestate.bnpparibas  
**Giles Thomas**  
07443 149671  
giles.thomas@realestate.bnpparibas

**BULLEYS**  
**01902 713333**  
BULLEYS.CO.UK

**James Bird**  
07894 930592  
james.bird@bulleys.co.uk  
**Lewis Giles**  
07779 994141  
lewis.giles@bulleys.co.uk