



INDURENT

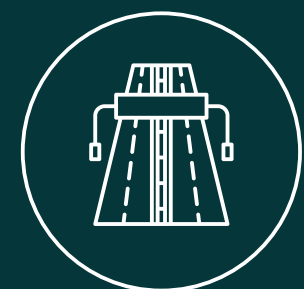
INDURENT 90, WALSALL

WALSALL WS2 OBS
///BUDGET.PRIVATELY.LADDER

NEW WAREHOUSE / LOGISTICS UNIT

TO LET: 90,000 SQ FT (8,361 SQ M)

Under Construction, Available October 2026



Direct access to
Junction 10 of the M6.

BREEAM 'Excellent'.



M6 J10

M6

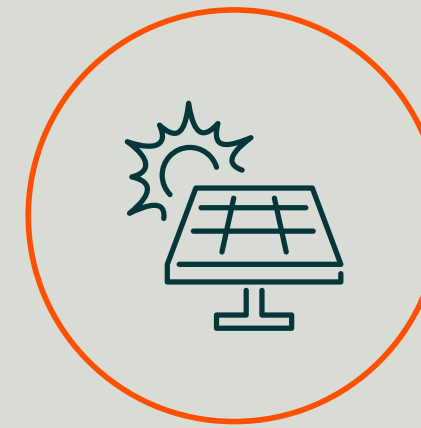
Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further than Indurent 90, Walsall. This unit will deliver benefits for your business, your people, and the environment.

Indurent 90, Walsall will comprise a brand new 90,000 SQ FT warehouse and logistics unit prominently located at Junction 10 of the M6 Motorway, providing direct access to the Midlands motorway network and surrounding towns. The site is easily accessible via the A454 and A4148, with Birmingham and other key regional centres within close reach. The unit benefits from planning permission for B2 (General Industrial) and B8 (Storage and Distribution) uses, making it an ideal choice for occupiers seeking a modern, sustainable base in a prime Midlands logistics location.

The unit will reach practical completion in October 2026.



PV panels fitted to the roof and included at no extra cost.



Carbon neutral on completion.



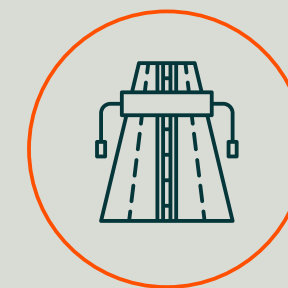
EPC A+ rating is targeted, placing this warehouse in the top 10% of warehouse in the UK for sustainability.





Warehousing that Works.

Why Choose Indurent 90, Walsall?



Strategically positioned directly on junction 10 of the M6.

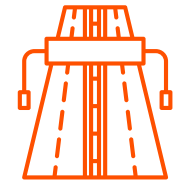


900 kVA of power to energise your business.



Excellent access to Birmingham, Wolverhampton, and the wider West Midlands motorway network.

You're well-connected.



KEY ROAD LINKS

Direct access on M6,
Junction 10
A461 1.3 miles
A41 2.2 miles



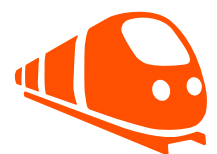
CITIES/MAJOR TOWNS

Walsall 1.9 miles
Wolverhampton 5.6 miles
Birmingham 11.8 miles



AIRPORTS

Birmingham Airport 20.8 miles
Coventry Airport 31.4 miles
Manchester Airport 68.0 miles



RAILWAY STATIONS

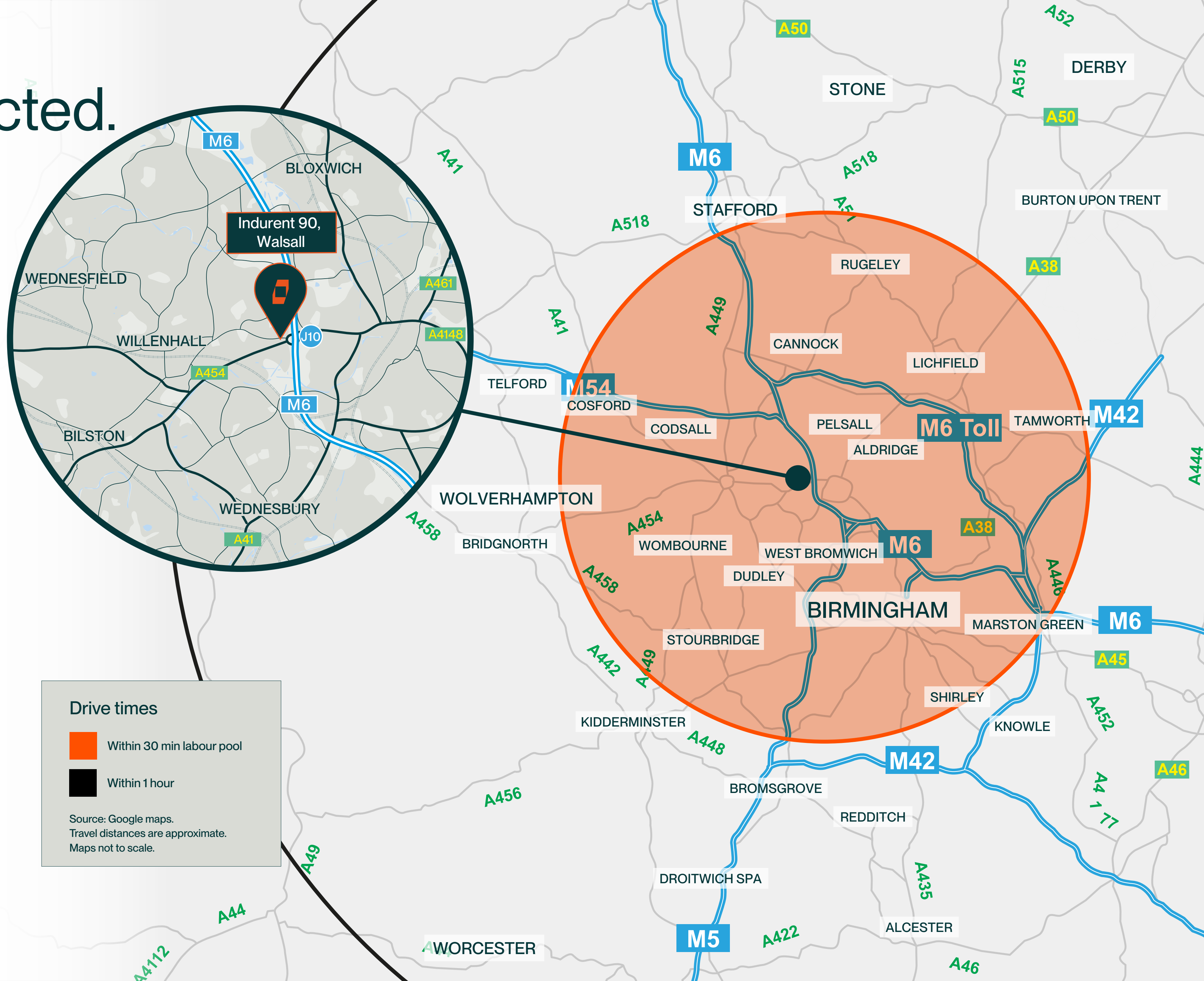
Walsall Station 2.0 miles
Bloxwich North Station 3.5 miles
Wolverhampton Station 5.1 miles

Indicative journey times by car, taken from Google Maps.

Drive times

- Within 30 min labour pool
- Within 1 hour

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

INDURENT 90, WALSALL

WAREHOUSE	81,000 SQ FT (7,525 SQ M)
GF & FF OFFICE	9,000 SQ FT (836 SQ M)
TOTAL	90,000 SQ FT (8,361 SQ M)
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	8
CLEAR INTERNAL HEIGHT	14M
FLOOR LOADING	50 kN/SQ M
YARD DEPTH	40M
CAR PARKING	84 SPACES
HGV PARKING	16 SPACES

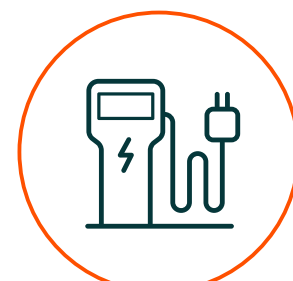
All floor areas are approximate gross internal areas.



BREEAM
"Excellent"



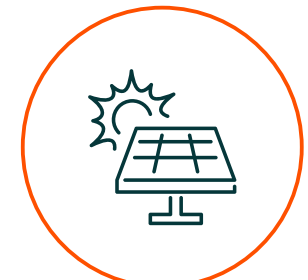
Targeting
EPC A+ rating



10% EV
charging points



Air source heating and
cooling to the offices



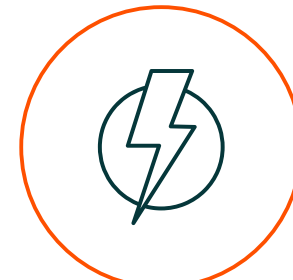
Large PV array



LG3 lighting
to offices



Secure yard



900 kVA
of power

Siteplan.



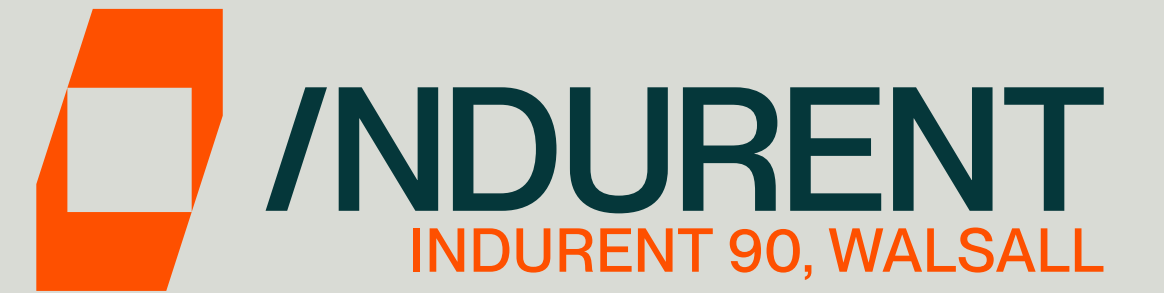
Siteplan is indicative.



GEORGE GOLDSMITH
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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. March 2026. TBDW 07743-01.



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