

Six new warehouse units To Let

Ranging from
5,880 - 26,236 sq ft
with the ability to combine
Occupation from Q3 2026.



A modern multi-unit scheme. Occupation from Q3 2026.

AT A GLANCE

With flexible units ranging from 5,880 to 26,236 sq ft, this development is suited to businesses seeking good value, modern and high-specification industrial space.

93,110
SQ FT OVER 6 UNITS

1.2 Miles
TO J10 M6

- 

Up to 10.4m clear height
- 

Up to 25m yard depth
- 

Fitted first floor office space
- 

Ability to combine
- 

50Kn/sq m floor loading
- 

Full warranty package available
- 

BREEAM very good EPC A+
- 

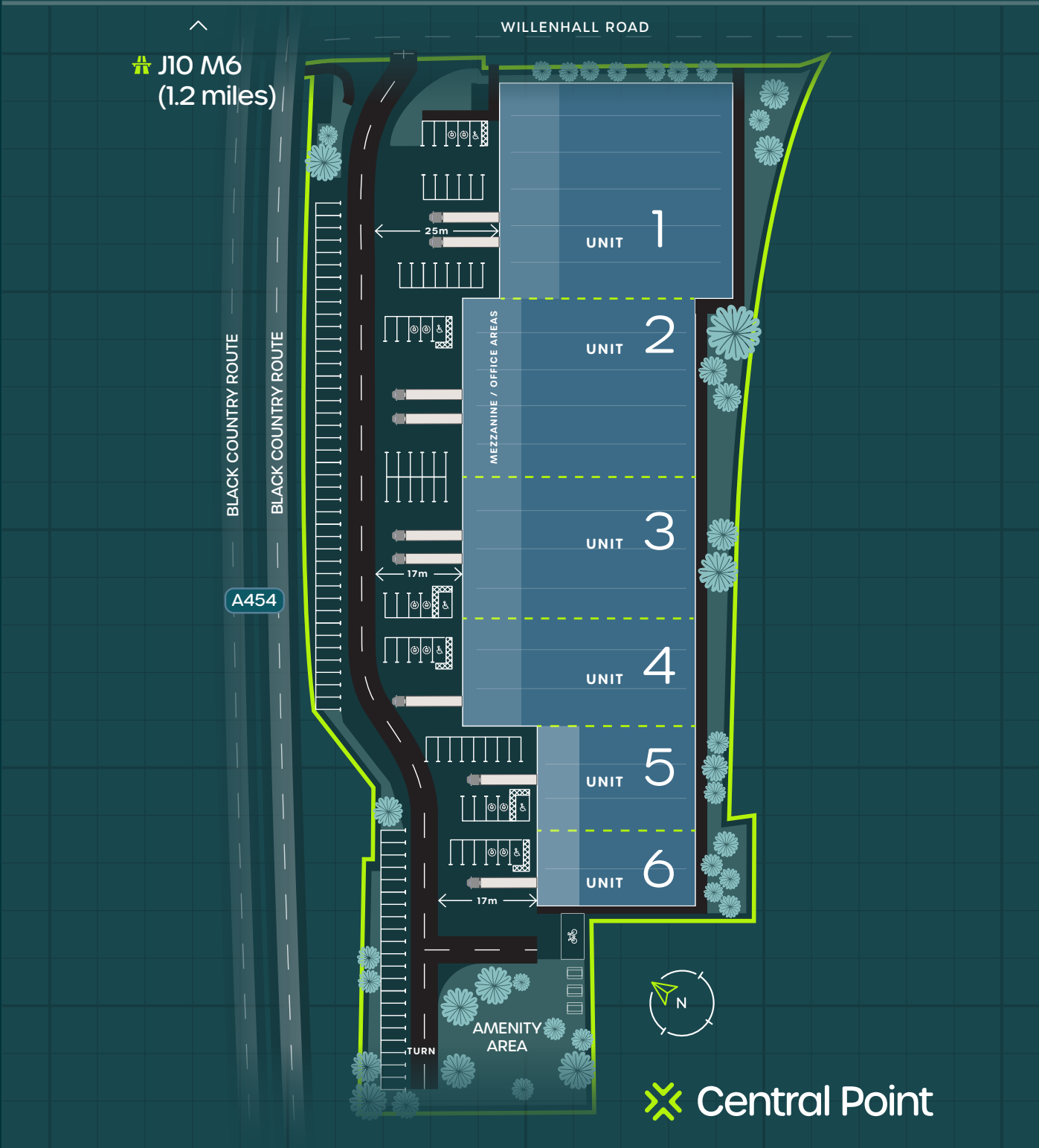
EV chargers
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PV panels & 10% roof lights
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Secure site
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24 hr site access
- 

Cycle storage



UNIT	WORKING HEIGHT	LOADING DOORS	PARKING SPACES	WAREHOUSE (SQ FT)	MEZZANINE / OFFICE (SQ FT)	TOTAL (SQ FT)
1	8.0 - 8.8m	2	17	20,961	5,275	26,236
2	8.8m	2	10	17,461	4,371	21,832
3	8.8m	2	10	13,933	3,455	17,388
4	8.8m	1	5	10,650	2,658	13,308
5	8.34m - 10.4m	1	13	6,765	1,701	8,466
6	8.34m - 10.4m	1	11	4,730	1,150	5,880



LOCATION

Strategically positioned on Willenhall Road, Walsall, this new multi-unit industrial scheme offers prime access to the heart of the West Midlands’ logistics and manufacturing network. Situated within 1.2 miles from Junction 10 of the M6, the development benefits from direct motorway links to the M5, M54, and national road network, ensuring seamless distribution across the UK.

The site is well-connected to key commercial hubs, including Birmingham (12 miles) and Wolverhampton (5 miles), making it an ideal base for industrial, trade, and logistics operators.

DRIVE TIMES

LOCATION	DISTANCE	TIME
➡ Willenhall Station	0.9 miles	3 mins
J10 M6	1.2 miles	3 mins
J9 M6	2.0 miles	6 mins
➡ Darlaston Station	2.1 miles	5 mins
➡ Tame Bridge Parkway	4.5 miles	12 mins
➡ Wolverhampton	4.5 miles	15 mins
Wolverhampton City Centre	5.0 miles	18 mins
Birmingham City Centre	12.0 miles	25 mins
✈ Birmingham International	20.5 miles	35 mins

TERMS

All units are available on new full repairing and insuring leases on terms to be agreed.

PLANNING

Each unit has planning for a full range of employment uses - B2, B8 and Eg(iii)

FURTHER INFORMATION

Is available through our joint agents and the website: www.centralpoint-walsall.com



Steven Jagers
steven.jagers@jll.com
07837 995 259
Carl Durrant
carl.durrant@jll.com
07971 404 655
Lexann Souza
lexann.souza@jll.com
07752 466 959



Ellie Crathern
ellie.crathern@nrmk.com
07385 393 991
Francesca Hodson
francesca.hodson@nrmk.com
0750 397 3865
Daniel Rudd
daniel.rudd@nrmk.com
07795 539 308

A joint development by:

