

UNIT 6
REMAINING



New Industrial / Warehouse Unit 40,160 sq ft **TO LET**

CMYUK



- Self-contained high specification unit
- 2 miles to M6 J10
- E(g)(iii), B2 and B8 uses
- Significant labour pool
- At the heart of the Midlands motorway network
- 24/7 hours of operation

J10 M6 WALSALL

impact park

WILLENHALL LANE ■ BLOXWICH ■ WALSALL ■ WEST MIDLANDS ■ WS3 2XR



DESCRIPTION

Impact Park is a new development of 6 industrial / warehouse units totalling 276,880 sq ft on a 13.5 acre site. The scheme is located in an established industrial area zoned for employment uses and benefits from an E(g) (iii), B2 and B8 planning consent.



24/7 HOURS OF
OPERATION



EXCELLENT CAR
PARKING RATIO



10M EAVES



E(g)(iii), B2
AND B8 USES



UPTO 52M
YARD DEPTH



OFFICE COMFORT
COOLING



4 LEVEL LOADING
DOORS



24 HOUR
CCTV



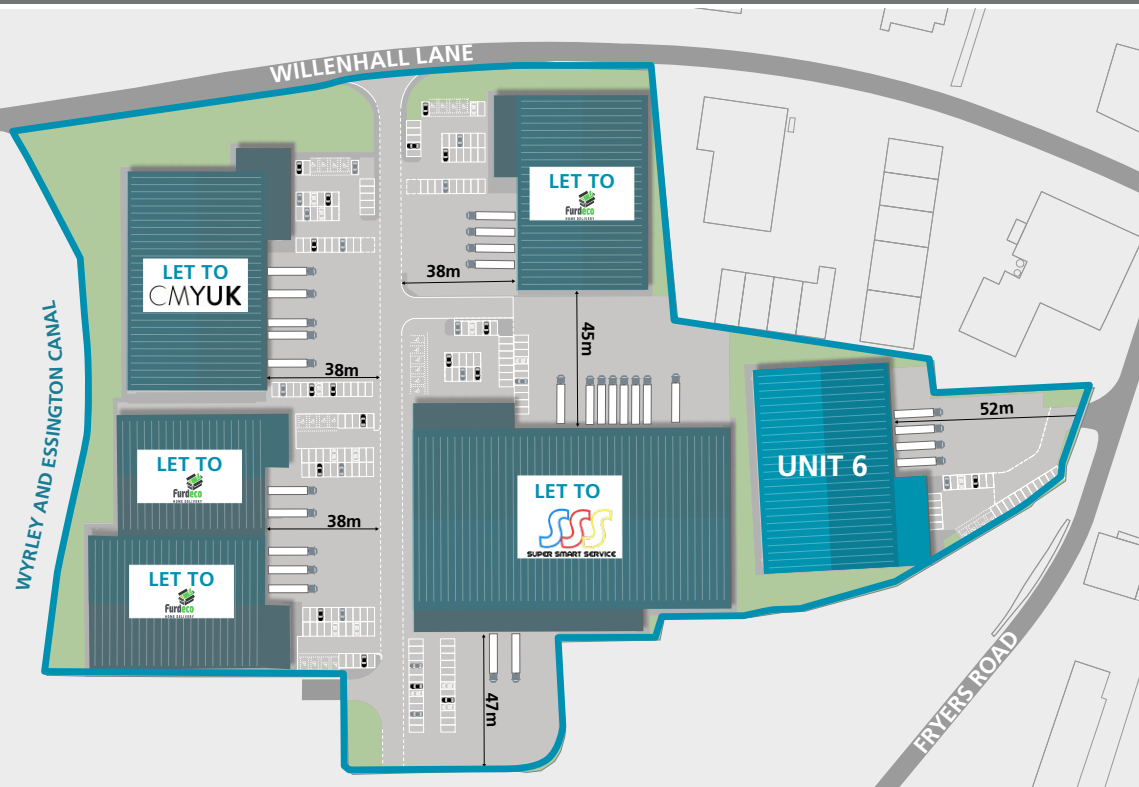
OFFICE RAISED
ACCESS FLOORS

J10 M6 WALSALL

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CANMOOR



SUSTAINABILITY

The six new high specification units on site at Impact Park have been constructed with sustainability at the forefront of development, enabling occupiers to continue operating in a more environmentally considered way.

A

EPC
RATING A



LED OFFICE
LIGHTING



DESIGNATED
BICYCLE SPACES



BREEAM
VERY GOOD



PHOTOVOLTAIC
SOLAR PANELS



NEW NATIVE PLANTING
AND IMPROVED
BIODIVERSITY



WATER SAVING
APPLIANCES



RENEWABLY SOURCED
ELECTRICITY

ACCOMMODATION (GIA)

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	
						
Warehouse First Floor Offices	Warehouse First Floor Offices	Warehouse First Floor Offices	Warehouse First Floor Offices	Warehouse First Floor Offices	Warehouse First Floor Offices	
2,430 sq ft	3,673 sq ft	1,569 sq ft	1,904 sq ft	6,374 sq ft	37,690 sq ft	40,160 sq ft
 33 parking spaces  4 level access loading doors  10m internal height	 47 parking spaces  3 level access, 2 dock loading doors  10m internal height	 27 parking spaces  2 level loading doors  10m internal height	 27 parking spaces  3 level loading doors  10m internal height	 63 parking spaces  4 level access, 6 dock loading doors  12m internal height	 24 parking spaces  4 level loading doors  10m internal height	

impact park

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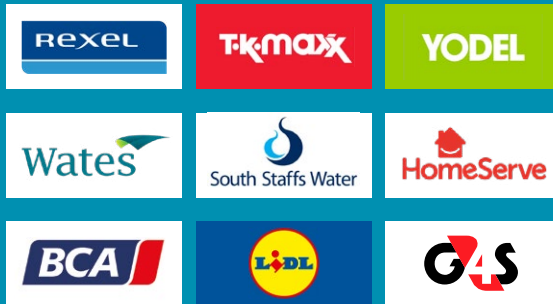
CANMOOR

DRIVE TIMES

A34	3 mins	0.8 miles
M6 J10	5 mins	2 miles
M54	12 mins	6 miles
Wolverhampton	20 mins	6 miles
Birmingham	21 mins	14 miles
Birmingham Airport	34 mins	25 miles

Source: Google Maps

LOCAL OCCUPIERS INCLUDE:



LOCATION

Impact Park is located on the southern side of Willenhall Lane, Bloxwich, approximately 2 miles north of Walsall town centre and two miles from Junction 10 of the M6. The development forms part of the wider Leamore Lane Industrial Area, where local occupiers include Yodel, TK Maxx, Lidl, HomeServe, British Car Auctions, and South Staffordshire Water.

DEMOGRAPHICS



3 MILLION PEOPLE ARE ECONOMICALLY ACTIVE IN THE WEST MIDLANDS



AVERAGE WEEKLY WAGE IS £553, **5.7% LOWER** THAN THE UK AVERAGE

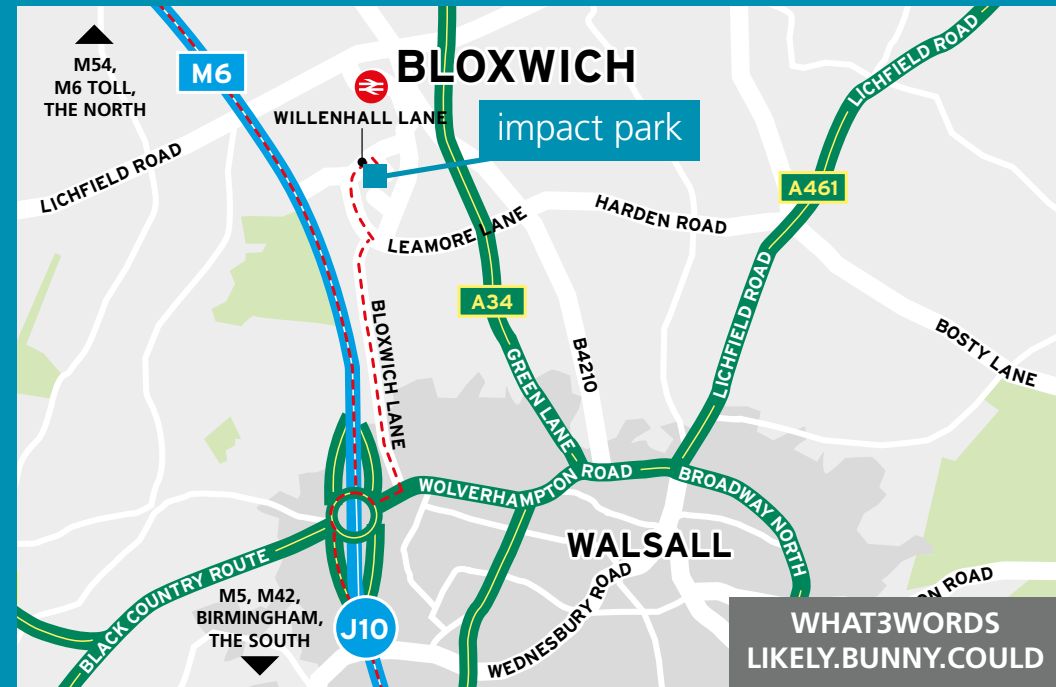


BASED IN ONE OF THE UK'S **TOP 5 DISTRIBUTION LOCATIONS**



10.5% of the population ARE EMPLOYED IN THE MANUFACTURING SECTOR

Source: Nomis 2020



EPC

A

TENURE

The units are available to let on new FRI leases on terms to be agreed.

FURTHER INFORMATION

For more information please contact the letting agents:



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