



Reedswood Park

REEDSWOOD WAY • WALSALL • WEST MIDLANDS • WS2 8XA



DETAILED PLANNING CONSENT
35,000 sq ft warehouse / industrial unit
(3,252 sq m)

FOR SALE / TO LET

Prominent roadside frontage • Junction 10 M6 only 1.2 miles

Fast track design & build

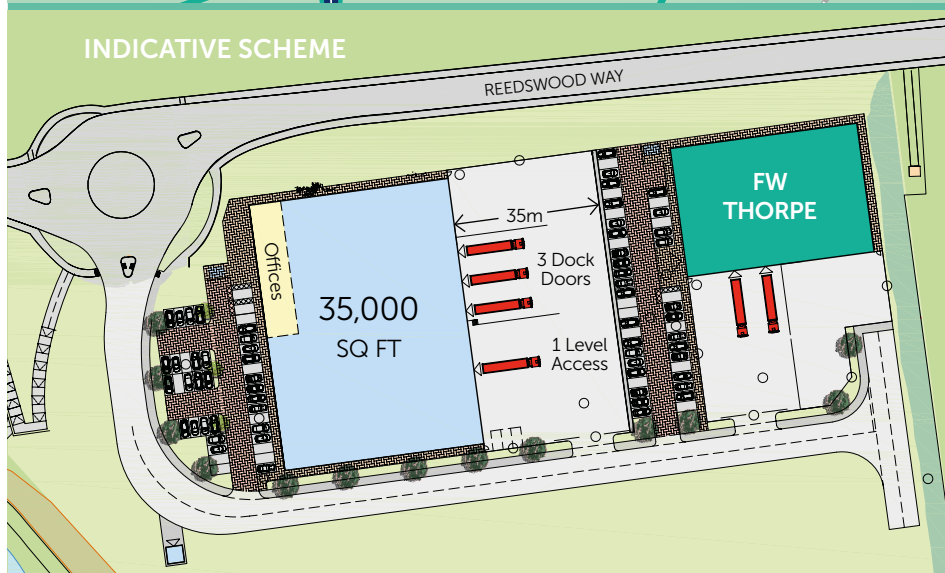
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Reedswood Park

REEDSWOOD WAY • WALSALL

THE SITE

Reedswood Park is centrally located in the heart of the West Midlands conurbation. The development benefits from swift accessibility to Junctions 9 and 10 of the M6 motorway, dual carriageway access via the A34 and linkages to the M6 Toll Road.

SITUATION

Benefiting from a highly visible roundabout frontage and situated adjoining Reedswood Retail Park, Sainsbury's Superstore, family pub and McDonalds.

Walsall town centre is within 1 mile of the scheme.

Walsall Council and Highways England are proposing a £65m road improvement scheme around Junction 10 of the M6.

UNIT 2

35,000 sq ft high specification industrial / warehouse unit, including:

- 10% office content
- LG3 lighting to offices
- Fully accessible raised floors
- 35m yard depth
- Secure gated yard
- 43 car parking spaces
- 3 dock level & 1 grade level loading door
- 8m haunch height - flexible eaves/haunch heights, subject to planning
- Floor loading: 50 kN/sq.m
- High quality landscaping

Full specification is available from the agents.

TERMS

Leasehold and freehold terms are available from the joint sole agents.

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