



324,366 sq ft (30,134 sq m)

Modern Distribution Centre

View the virtual tour at www.citadel324.co.uk

TO LET

READY FOR OCCUPATION

A463 BLACK COUNTRY ROUTE

SATNAV: **WV14 7BR**

 KITE.REDUCE.SCANS



**2 MILES
TO J10 M6**



**FULLY FITTED
WITH LIGHTING
& SPRINKLERS**



**GRADE A
SPECIFICATION**



OXENWOOD
REAL ESTATE



Citadel Logistics Centre is strategically located 2 miles from Junction 10 of the M6 & 6 miles from Junction 1 of the M5, providing excellent motorway connectivity.

Its prominence on, and access to, the Black Country Route (A463) & Black Country New Road (A4444) further enhance its credentials as a key hub for both Regional & National Logistics operations.



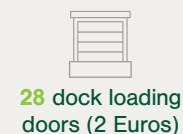
Accommodation

AREA	SQ FT	SQ M
Warehouse	304,837	28,320
Ground floor offices	5,853	544
First floor offices	5,631	523
Second floor offices	5,631	523
2 storey hub offices	2,414	224
TOTAL	324,366	30,134



Description

The modern facility provides a versatile base specification suited to logistics operations, further enhanced by a key operational fit-out that provides cost savings to an incoming occupier:





TENURE

The property is available by way of a new FRI lease on terms to be agreed.

PLANNING

The building is suitable for B2 and B8 uses.

BUSINESS RATES

The rateable value is available on application.

EPC

The building is rated as A.



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