

UNIT

6

IMPACT PARK

MODERN INDUSTRIAL UNIT (PC'D 2022)

40,160 sq ft
J10 M6 WALSALL

TO LET/MAY SELL

- 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



UNIT 6 IMPACT PARK

SPECIFICATION



24/7 HOURS OF
OPERATION



24 CAR PARKING
SPACES



10M EAVES



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



LED LIGHTING



OFFICE COMFORT
COOLING



4 LEVEL
LOADING DOORS



SECURE YARD



OFFICE RAISED
ACCESS FLOORS



500 KVA
POWER SUPPLY

DESCRIPTION

Unit 6 Impact Park sits within its own self contained plot and is accessed via a dedicated entrance off Fryers Road. Impact Park is located in an established industrial area zoned for employment uses and benefits from an E(g) (iii), B2 and B8 planning consent.

ACCOMMODATION

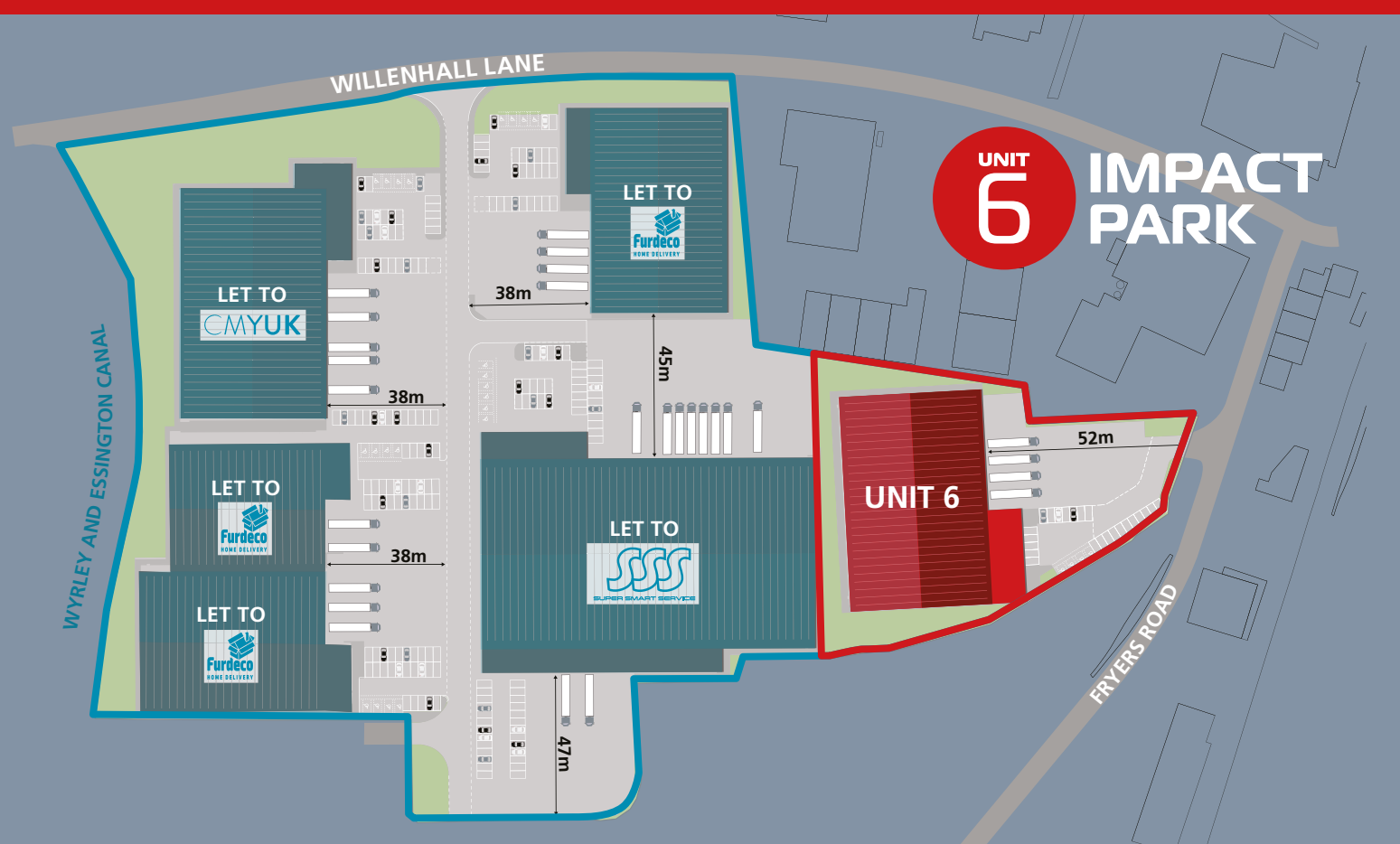
UNIT 6	SQ FT	SQ M
WAREHOUSE	37,690	3,502
FIRST FLOOR OFFICES	2,470	229
TOTAL	40,160	3,731

LOCAL OCCUPIERS INCLUDE:



SUSTAINABILITY

Impact Park has been constructed with sustainability at the forefront of development, enabling occupiers to continue operating in a more environmentally considered way.



EPC
RATING A



LED LIGHTING
THROUGH THE
BUILDING



DESIGNATED
BICYCLE SPACES



BREEAM
VERY GOOD



WATER SAVING
APPLIANCES



PHOTOVOLTAIC
SOLAR PANELS



CONSTRUCTED
WITH RESPONSIBLY
SOURCED MATERIALS



NATIVE PLANTING
AND IMPROVED
BIODIVERSITY



LOCATION

Impact Park is located on the southern side of Willenhall Lane, Bloxwich, approximately 2 miles north of Walsall town centre and 2 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

Source: Nomis 2020



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



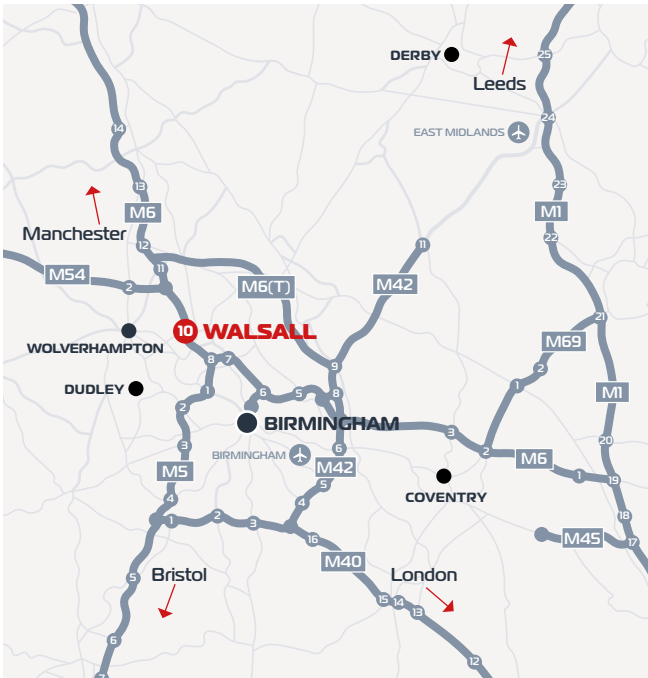
10.5% OF THE POPULATION ARE EMPLOYED IN THE MANUFACTURING SECTOR

DRIVE TIMES

Source: Google Maps

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



EPC

A(21)

TENURE/TERMS

Units are available to let on new lease terms or alternatively sales may be considered. Terms/rent upon application.

RENT

Contact the joint agents.

VAT

The rent may be subject to VAT at the prevailing rate.

RATEABLE VALUE

We are advised by the Valuation Office Agency website that the rateable value (1st April 2023) is £185,000.

This is not the amount payable and interested parties should check their exact liability with the local authority.

FURTHER INFORMATION

For more information please contact the letting agents:



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