

ELECTRIUM POINT

Willenhall WV12 4LF



TO LET 20,500 sq ft industrial warehouse unit Available Now

**20,500 SQ FT NEW
ENERGY EFFICIENT
WAREHOUSE UNIT
IN AN ESTABLISHED
INDUSTRIAL LOCATION
AVAILABLE NOW**



8m eaves height



EPC A rating



Unit 7 benefits from a large enclosed service yard



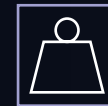
22 parking spaces



EV charging points



Yard depth:
40m



50kN/m² floor loading



Office fit-out available

GREEN CREDENTIALS

Horton Estates employ the latest environmentally friendly technologies in their developments which in turn helps reduce the cost of occupation.

PLANNING USE

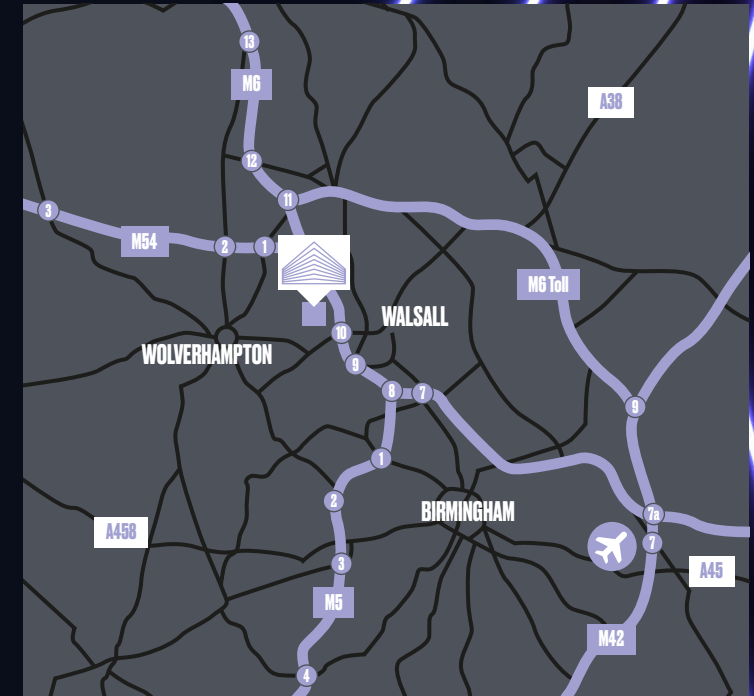
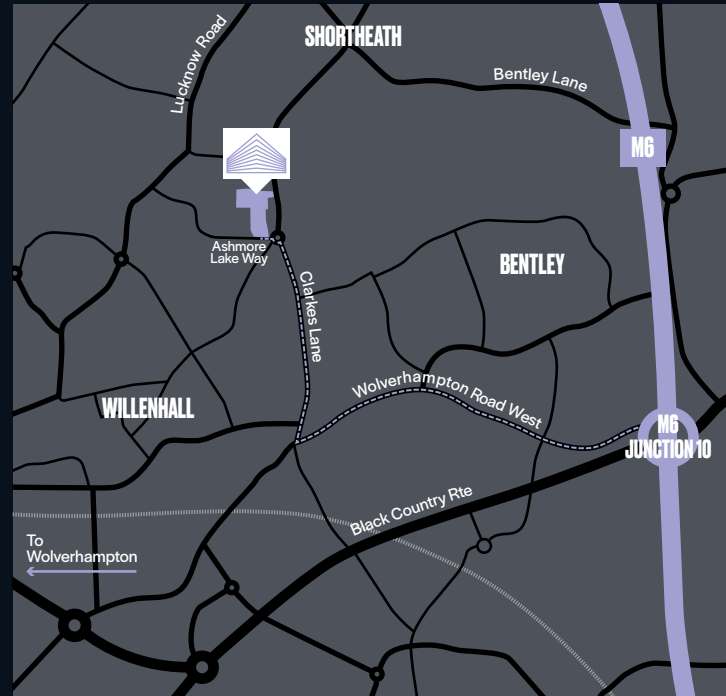
E (g) formerly B1c, B2 and B8 (industrial and distribution) uses.



Approximate gross internal area:


UNIT	SQ M	SQ FT
7	1,904	20,500


A PRIME LOCATION WITH EXCELLENT TRAVEL CONNECTIONS



Electrium Point is accessed off Ashmore Lake Way. Junction 10 of the M6 is accessed via the A462 and the B4464 with the drive time being approximately 8 minutes. Willenhall is excellently situated to offer good access to the motorway network and the Black Country.

WHAT THREE WORDS
canny.ranked.fruit

08
MINS  **M6, Junction 10**
2 miles

11
MINS  **M6 Toll Road**
6.5 miles

15
MINS  **Wolverhampton City Centre**
4.4 miles

Source: AA Route Finder

26
MINS  **Birmingham City Centre**
14 miles

35
MINS  **Birmingham Airport**
24 miles

0121 233 2330
KWB
kwboffice.com

Kenny Allan
M. 07785 245 203
E. k Allan@kwboffice.com

BULLEYS
01902 713333
BULLEYS.CO.UK

James Bird
M. 07894 930 592
E. james.bird@bulleys.co.uk

Lewis Giles
M. 07779 994 141
E. lewis.giles@bulleys.co.uk