

ELECTRIUM POINT

Willenhall WV12 4LF

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



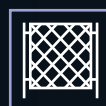
20,500 SQ FT NEW ENERGY EFFICIENT WAREHOUSE UNIT IN AN ESTABLISHED INDUSTRIAL LOCATION AVAILABLE NOW



8m eaves height



EPC A rating



Unit 7 benefits from a large enclosed service yard



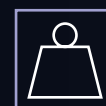
22 parking spaces



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.



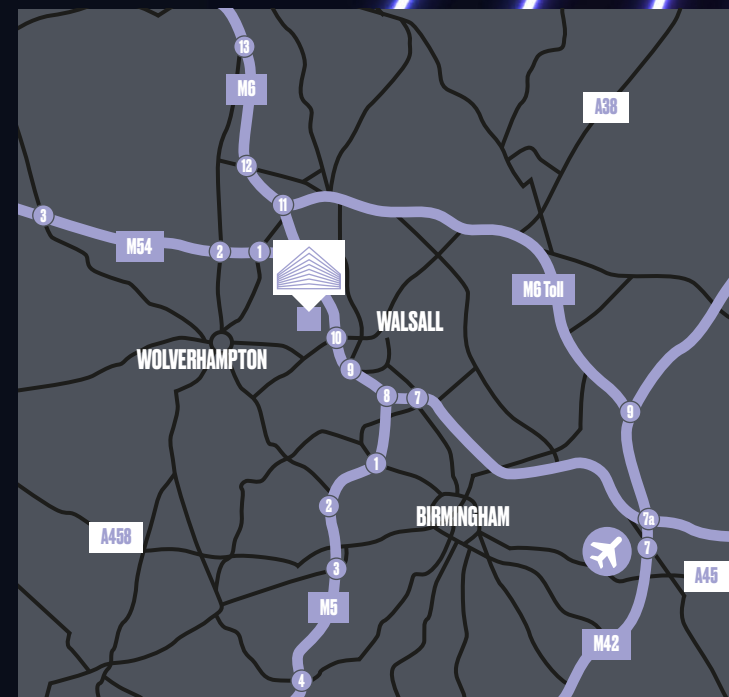
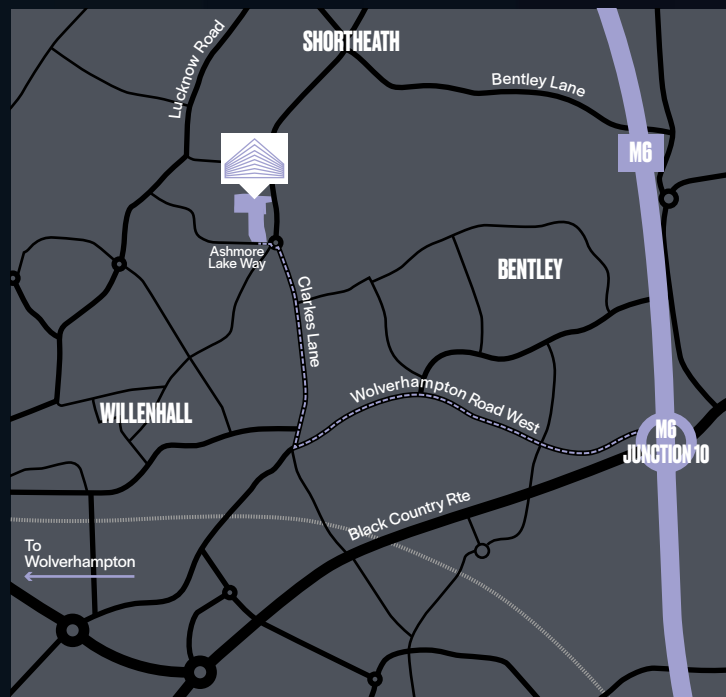
Approximate gross internal area:

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

**26
MINS**



**Birmingham
City Centre**
14 miles

**11
MINS**



M6 Toll Road
6.5 miles

**35
MINS**



**Birmingham
Airport**
24 miles

**15
MINS**



**Wolverhampton
City Centre**
4.4 miles

Source: AA Route Finder



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