

# For Sale, To Let

## Industrial/Logistics 40,000 - 110,000 sq ft GIA

Parallel 9/10, 9 - 10 Parallel , Darlaston Road, Walsall, West Midlands, WS2 9SD



### Summary

- Site Extending to 2.69 Hectares (7 acres) D&B Warehouse Units built to suit individual occupier requirements. Good Motorway Access
- Type: Industrial/Logistics
- Tenure: For Sale, To Let
- Size: 40,000 - 110,000 sq ft GIA
- Rent: Available on Request
- Price: Available on Request

## Location

The site fronts the A4048 Darlston Road in Walsall within the Black Country at the heart of major markets. Walsall and Wednesbury town centres are within 2 miles and being situated 1 mile from Junction 9 of the M6 motorway, the site is at the heart of the UK's leading supply chain centres within easy access of the M5, M54 and M42 motorways.

## Specification

Buildings can be desinged and built to suit individual occupier requirements, however, standard specification would include the following (based on industrial units):

- Dock level and level access door provision
- Eaves from 7m to 12m
- 50kn/m2 floor loading
- Extensive car parking provision
- Minimum yard depth of 40m
- Secure fenced yards
- High quality landscaped environments
- High quality office facilities

## Development Proposals

Units are available on a leasehold or freehold design and build basis offering high quality buildings meeting rigorous design and environmental performance standards.

The site lends itself to the development of one single unit of around 119,000 sq ft for two smaller units of 60,000 sq ft and 40,000 sq ft.

Occupiers fir out requirements can also be accommodated offering a full turnkey solution, subject to terms.

## Enterprise Zone

Land at Darlston Road falls within an Enterprise Zone and the Black Country Enterprise Partnership (LEP offers a variety of support to occupiers to make growth and innovation a reality for your business.

£125m of allowances have been made available for the purchase of plant with machinery and business rate discounts of up to £275,000 over 5 years are also available on this site.

## Energy Performance Rating

This property has been graded as Exempt: No building present.

## Rent

Available on Request

## Price

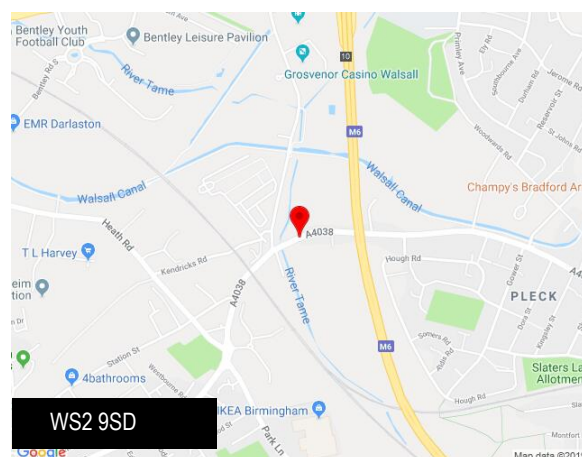
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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