



# New Industrial / Warehouse Units

From 26,370 up to 90,990 sq ft **TO LET**

**AVAILABLE SUMMER 2021**

- 6 high specification units
- 2 miles to M6 J10
- B1 / B2 and B8 uses
- Significant labour pool
- At the heart of the Midlands motorway network
- 24/7 hours of operation

# J10 M6 WALSALL

# impact park

WILLENHALL LANE ■ BLOXWICH ■ WALSALL ■ WEST MIDLANDS ■ WS3 2XN



## DESCRIPTION

Impact Park is a new development of 6 buildings totalling 275,275 sq ft on a 13.5 acre site. The site is located in an established industrial area zoned for employment uses and benefits from a B1, B2 and B8 planning consent. The buildings will be ready for occupation during the Summer of 2021.



24/7 HOURS OF OPERATION



EXCELLENT CAR PARKING RATIO



B1, B2 AND B8 USES



38-52M YARD DEPTHS

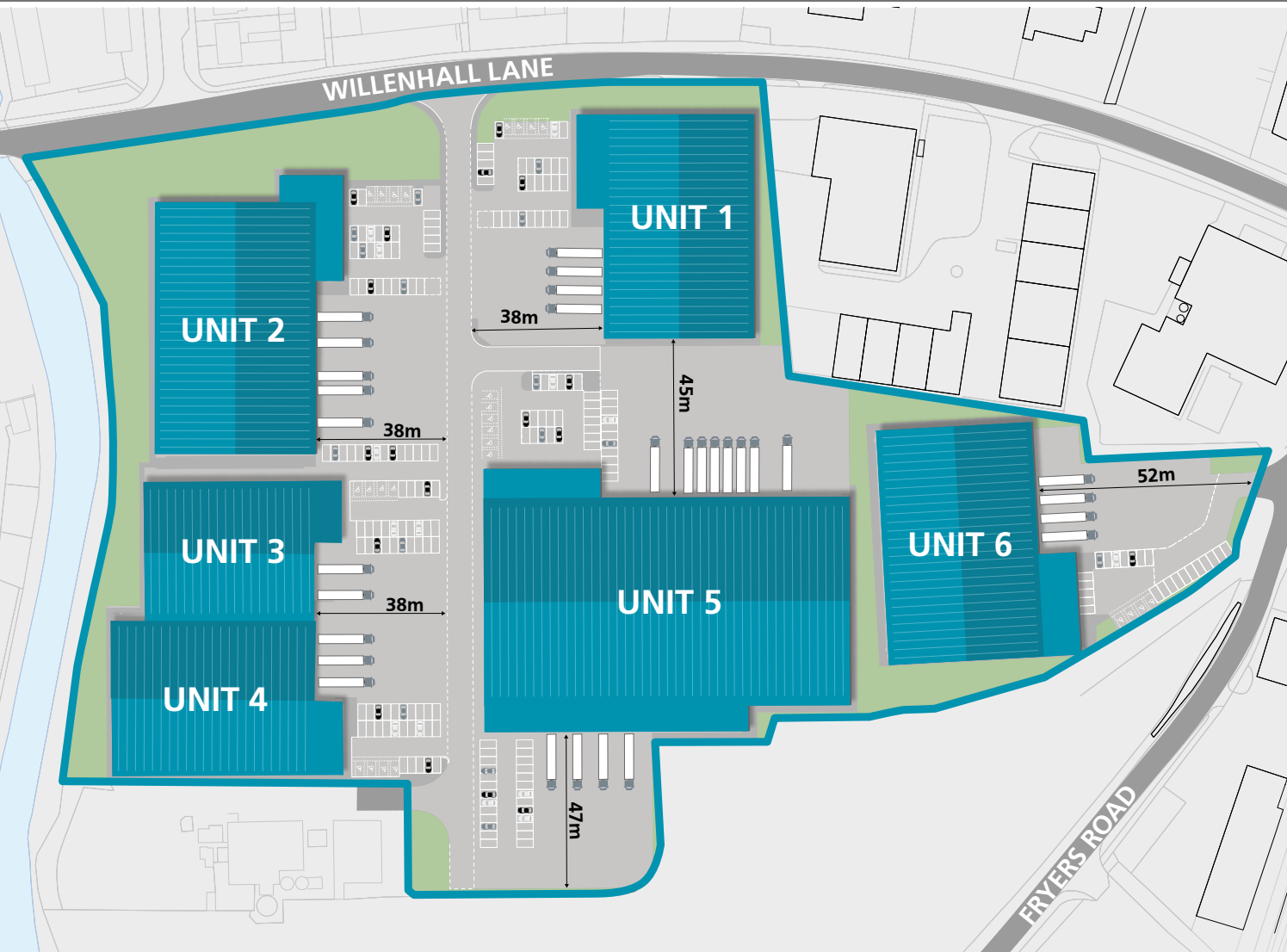


DOCK LEVEL AND LEVEL ACCESS LOADING DOORS



HIGH QUALITY OFFICES

# J10 M6 WALSALL



## ACCOMMODATION (GIA)

<b>UNIT 1</b>	<b>37,030 sq ft</b>	33 parking spaces	4 level access loading doors	10 m internal height
Warehouse	34,670 sq ft			
First Floor Offices	2,360 sq ft			
<b>UNIT 2</b>	<b>46,760 sq ft</b>	47 parking spaces	3 level access, 2 dock loading doors	10 m internal height
Warehouse	43,160 sq ft			
First Floor Offices	3,600 sq ft			
<b>UNIT 3</b>	<b>26,370 sq ft</b>	27 parking spaces	2 level loading doors	10 m internal height
Warehouse	24,820 sq ft			
First Floor Offices	1,550 sq ft			
<b>UNIT 4</b>	<b>34,210 sq ft</b>	27 parking spaces	3 level loading doors	10m internal height
Warehouse	32,320 sq ft			
First Floor Offices	1,890 sq ft			
<b>UNIT 5</b>	<b>90,990 sq ft</b>	63 parking spaces	6 level access, 6 dock loading doors	12m internal height
Warehouse	84,990 sq ft			
First & Second Floor Offices	6,000 sq ft			
<b>UNIT 6</b>	<b>39,915 sq ft</b>	24 parking spaces	4 level loading doors	10m internal height
Warehouse	37,500 sq ft			
First Floor Offices	2,415 sq ft			

# impact park

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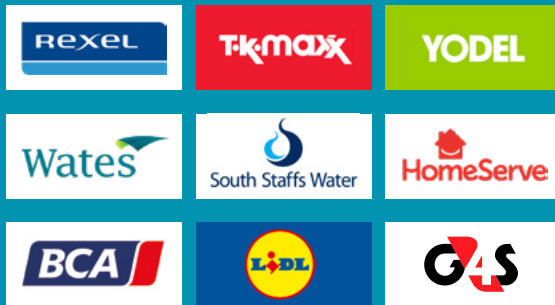


## DRIVE TIMES

A34	3 mins	0.8 miles
M6 J10	5 mins	2 miles
M6 J10A M54	12 mins	6 miles
Wolverhampton	20 mins	6 miles
Birmingham	21 mins	14 miles
Birmingham Airport	34 mins	25 miles

Source: Google Maps

## LOCAL OCCUPIERS INCLUDE:



## LOCATION

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



3 MILLION PEOPLE ARE ECONOMICALLY ACTIVE IN THE WEST MIDLANDS



AVERAGE WEEKLY WAGE IS £553, 5.7% LOWER THAN THE UK AVERAGE

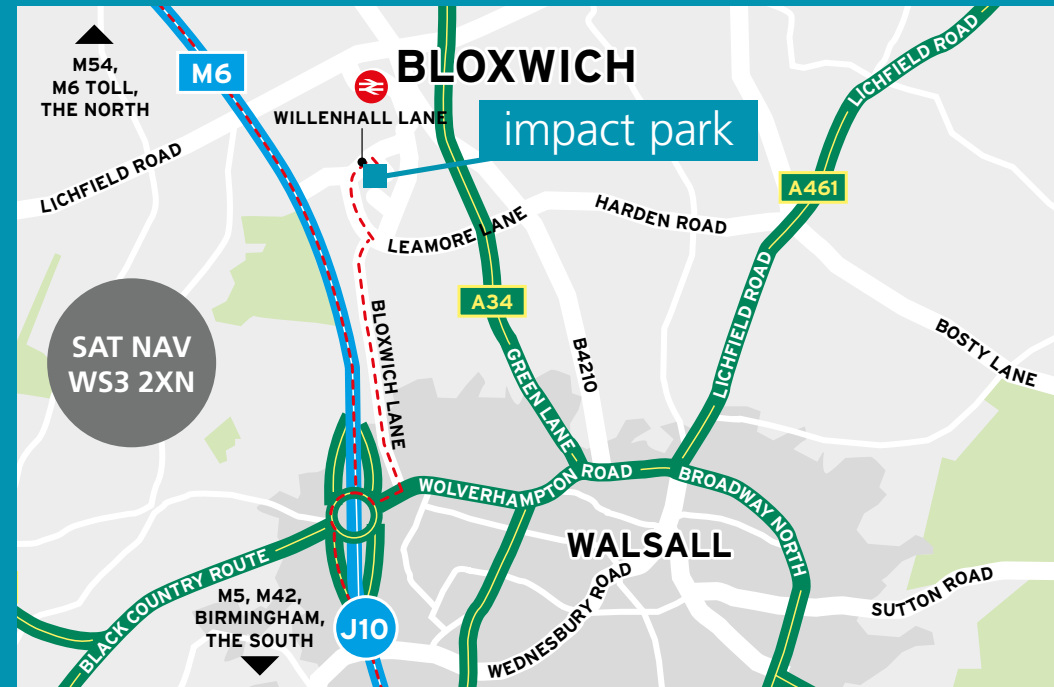


BASED IN ONE OF THE UK'S TOP 5 DISTRIBUTION LOCATIONS



10.5% OF THE POPULATION ARE EMPLOYED IN THE MANUFACTURING SECTOR

Source: Nomis 2020



## TENURE

The units are available to let on new FRI leases on terms to be agreed.

## FURTHER INFORMATION

For more information please contact the letting agents:



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