



TOTAL PARK WALSALL

BENTLEY LANE, WALSALL, WS2 7LU

 EDITOR.TRUCKS.TESTS

**HIGH QUALITY DESIGN AND
BUILD OPPORTUNITY**

**UP TO 465,000 SQ FT
SUBJECT TO PLANNING
TO LET / FOR SALE**



BESTWAY
WHOLESALE



IKEA

TOTAL PARK
WALSALL

YODEL

home **bargains**

Walsall
City Centre

10

A454

M6

THE SCHEME

Total Park, Walsall is a brand new build to suit industrial / logistics development opportunity. The site can accommodate buildings up to 465,000 sq ft, subject to planning.

Located 1.5 miles from J10 of the M6, it is easily accessible to the national motorway network offering a perfect central location for your business.

SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures are to be implemented;



BE LEAN

- High performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse roof lights to ensure adequate daylight



BE CLEAN

- High efficiency heating and cooling system via VRF air conditioning
- Motion censored high efficiency LED lighting and lighting controls to the offices
- Heat recovery ventilation

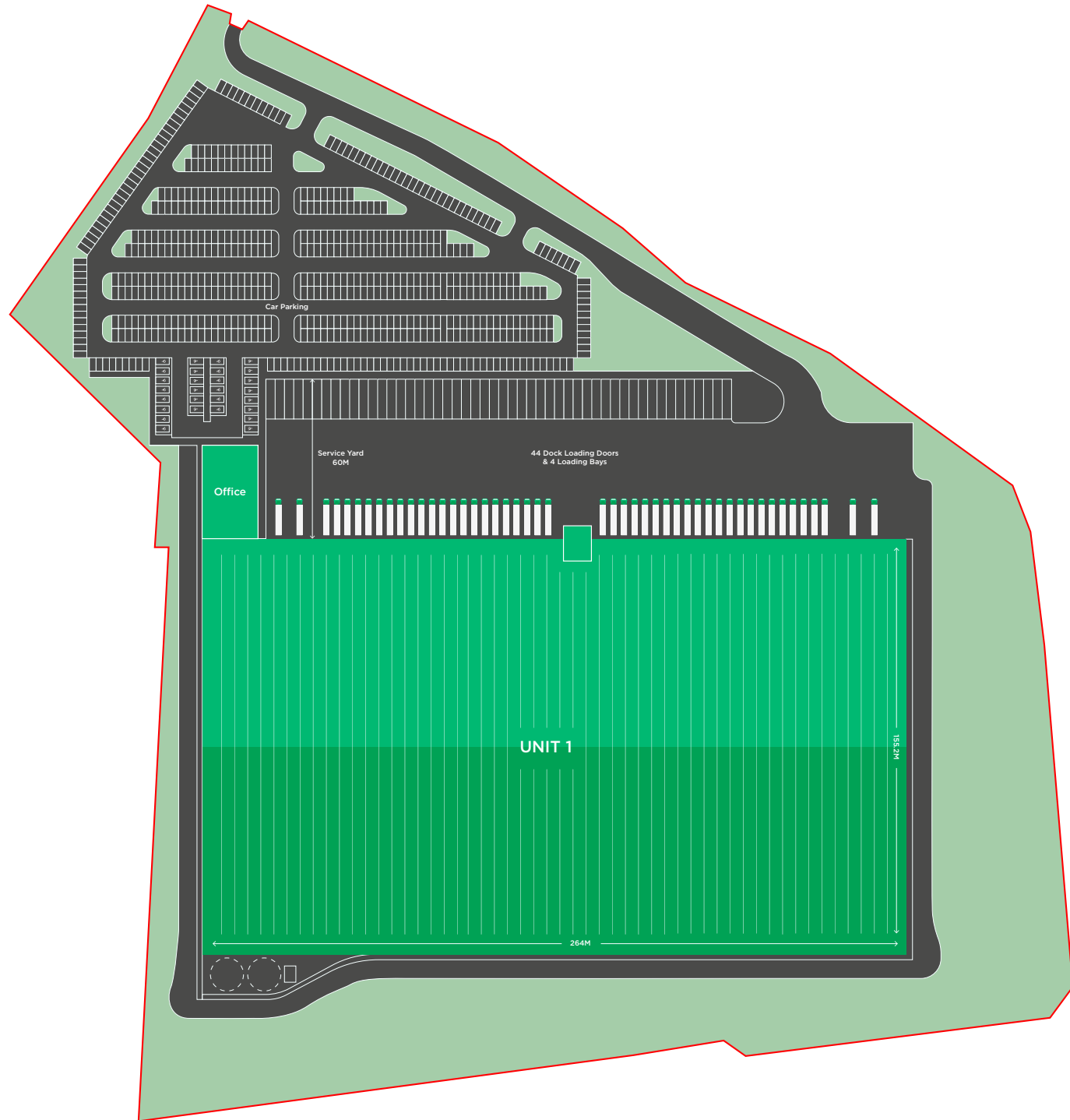


BE GREEN

- Provision for photovoltaic solar panels

OPTION 1

Unit 1	SQ FT	SQ M
Ground Floor	440,415	40,915.92
First Floor Office	22,604	2,100.00
Hub Office	2,000	185.76
Total	465,019	43,201.68

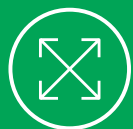


OPTION 2

Unit 1	SQ FT	SQ M
Ground Floor	90,191	8,379.00
First Floor Office	6,764	628.40
Total	96,955	9,007.40

Unit 2	SQ FT	SQ M
Ground Floor	69,965	6,317.00
First Floor Office	5,253	488.00
Total	72,218	6,988.00

Unit 3	SQ FT	SQ M
Ground Floor	232,253	21,568.51
First Floor	17,636	1,638.41
Total	249,797	23,206.91



Available sizes
72,218 - 465,000 sq ft



Up to 60m
yard depths



First floor
offices



Up to 18m
eaves height



Just off the
J10 M6



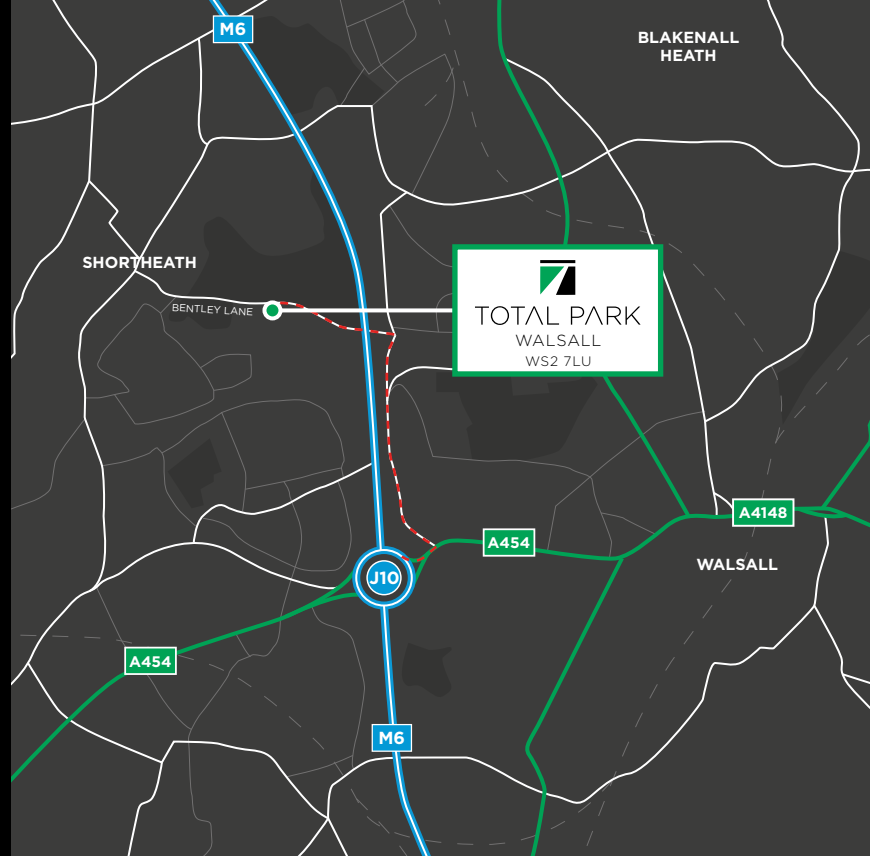
Dock & level
loading



Target EPC
rating A



Target BREEAM
very good



LEADING LOGISTICS LOCATION

Total Park Walsall is ideally positioned providing close access to J10 of the M6. This central position makes it an ideal location to serve the Midlands, the North and national markets.

Destination	Distance	Time
M6 (J10)	1.5 miles	4 mins
Walsall	2.7 miles	8 mins
Walsall Train Station	2.7 miles	8 mins
M54 (J1)	5.1 miles	12 mins
Birmingham	13.0 miles	18 mins
Birmingham Airport	22.0 miles	30 mins
Ellesmere Port	72.2 miles	1 hour 30 mins



85% of the UK population live within a 4.5 hour HGV drive.



19% of the working population work in manufacturing, storage and transport.



80.9% of Walsall's population is economically active.

FOR MORE INFORMATION PLEASE CONTACT:



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