

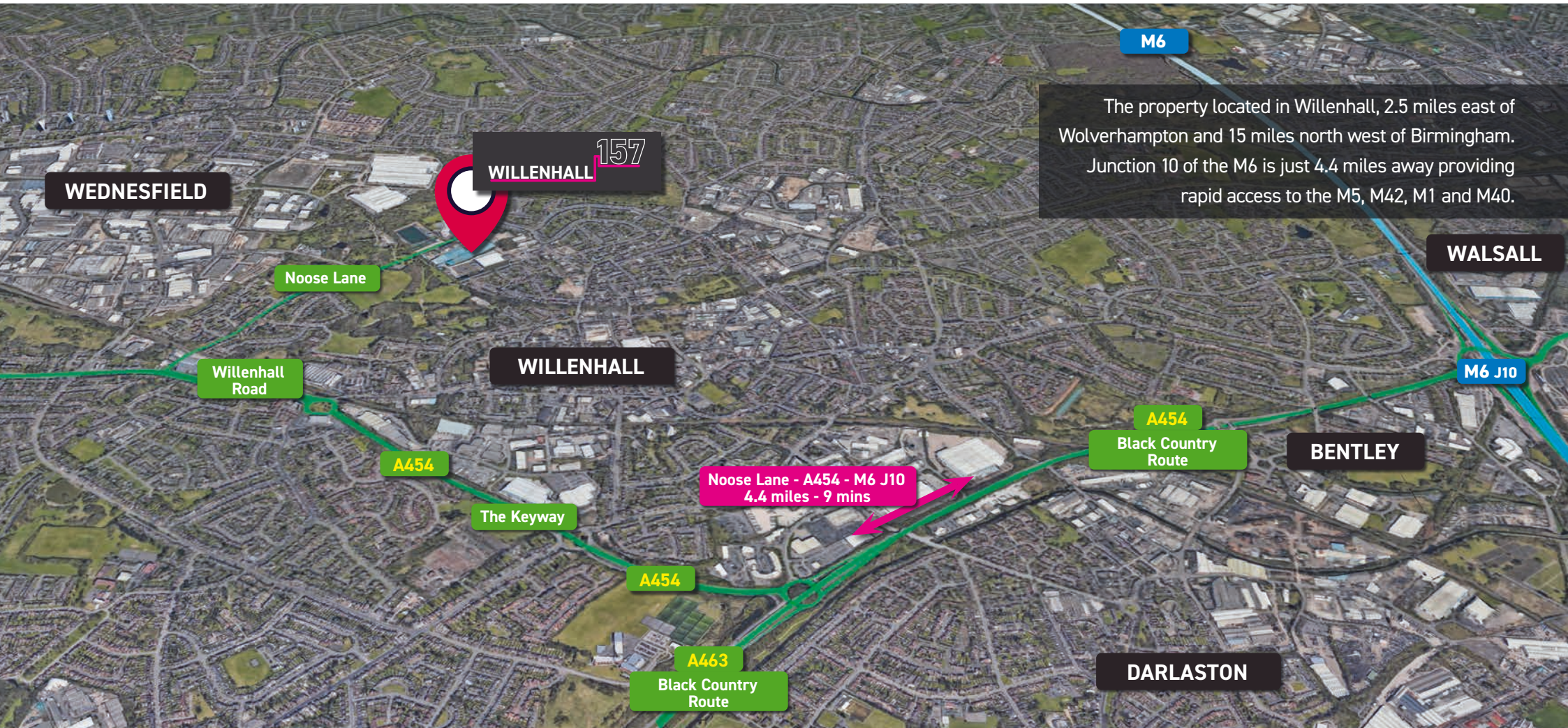
WILLENHALL 157

NOOSE LANE, WILLENHALL, WOLVERHAMPTON
WEST MIDLANDS, WV13 3AP

W3W: ///types.sooner.dates



TO LET racked industrial warehouses within a prime commercial location
157,589 sq.ft. (14,640.50m²) (may be split)



The property located in Willenhall, 2.5 miles east of Wolverhampton and 15 miles north west of Birmingham. Junction 10 of the M6 is just 4.4 miles away providing rapid access to the M5, M42, M1 and M40.

WEDNESFIELD

WILLENHALL 157

Noose Lane

Willenhall Road

WILLENHALL

A454

The Keyway

Noose Lane - A454 - M6 J10
4.4 miles - 9 mins

A454

A463
Black Country Route

M6

WALSALL

M6 J10

A454

Black Country Route

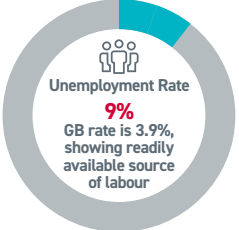
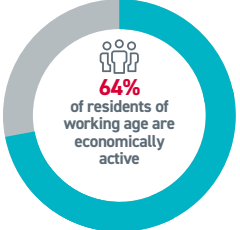
BENTLEY

DARLASTON

WILLENHALL 157 provides a total accommodation of 157,589 sq.ft. on a total site of 6.77 acres giving a site density of 53%. The premises is made up of a mixture of industrial and warehouse buildings in varying age but of good functional quality with eaves ranging from 8m to 11.74m. The warehouse is part racked which will be left in-situ and can be utilised straight away. Preference is to dispose of the whole as one unit, however, there is the possibility of splitting into a maximum of three units.



Within 30 minutes drive time



WILLENHALL

VICTORIA
DROP FORGINGS

GUARDIAN LOCK
& ENGINEERING

DAVENPORT
BURGESS

B4484

PR TRAINING

FIBBERSLEY PARK
PRIMARY ACADEMY

157
WILLENHALL

442 BAR
& GRILL

SPORTING
KHALSA FC

WMT GARAGE

WILLENHALL
MEMORIAL PARK

BLACK COUNTRY
PERFORMANCE HUB

Noose Lane

WILLENHALL 157

WILLENHALL 157

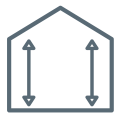
ACCOMMODATION

The accommodation comprise the following areas:

Unit 1	28,423 sq.ft. 2,640.58m ²
Unit 2	55,400 sq.ft. 5,150.54m ²
Unit 3	72,568 sq.ft. 6,741.79m ²
Total Area	156,431 sq.ft. 14,532.91m ²

KEY FEATURES

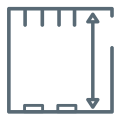
- Gatehouse
- Level Access Doors
- Large Yard
- Racked
- Lorry Wash



8 to 11.74m
eaves
height



2 storey
office
accommodation



large
secure area



62 HGV
parking spaces







TRAVEL DISTANCES

SAT NAV: WV13 3AP
 What 3 Words: ///types.sooner.dates

TOWNS & CITIES

Willenhall	0.9 miles	4 mins
Wolverhampton	3.5 miles	12 mins
Walsall	4.8 miles	15 mins
West Bromwich	7.8 miles	16 mins
Birmingham	15 miles	24 mins
Coventry	33.7 miles	46 mins
Crewe	46 miles	56 mins
Leicester	54.1 miles	1 hr 30 mins
Manchester	74.8 miles	1 hr 24 mins
London	135 miles	2 hrs 40 mins

MOTORWAYS

M6 J10	4.4 miles	9 mins
M54	4.5 miles	11 mins
M6 Toll	6.1 miles	13 mins
M5/M6 Junction	6.7 miles	13 mins
M42	19 miles	26 mins
M40	31.1 miles	38 mins
M69	33.5 miles	40 mins
M1	44 miles	50 mins
M25	117 miles	2 hrs 3 mins

AIRPORTS

Birmingham	24.5 miles	33 mins
East Midlands	48.9 miles	58 mins
Manchester	66.5 miles	1 hr 13 mins

PORTS

Holyhead	163 miles	2 hrs 52 mins
Felixstowe	188 miles	3 hrs 26 mins
Channel Tunnel	203 miles	3 hrs 38 mins
Folkestone	208 miles	3 hrs 47 mins

WILLENHALL 157



FOR FURTHER INFORMATION

Please contact:



Black Country
01384 374888
 hexagoncommercial.co.uk

Harvey Pearson
 07387 165367
 hp@hexagoncommercial.co.uk



0121 237 1234
 realestate.bnpparibas.co.uk

Chris Harris
 07554 644091
 chris.harris@realestate.bnpparibas

Giles Thomas
 07443 149671
 giles.thomas@realestate.bnpparibas