

CITADEL323 Wolverhampton

323,955 sq ft (30,096 sq m)

Modern Distribution Centre

View the virtual tour at www.citadel323.co.uk

TO LET

READY FOR OCCUPATION
Q2 2024

A463 BLACK COUNTRY ROUTE

SATNAV: **WV14 7BR**

 KITE.REDUCE.SCANS



**2 MILES
TO J10 M6**



**UNDER
REFURBISHMENT**



**FULLY FITTED
WITH LIGHTING
& SPRINKLERS**



**GRADE A
SPECIFICATION**



OXENWOOD
REAL ESTATE



Citadel Logistics Centre is strategically located 2 miles from Junction 10 of the M6 & 6 miles from Junction 1 of the M5, providing excellent motorway connectivity.

Its prominence on, and access to, the Black Country Route (A463) & Black Country New Road (A4444) further enhance its credentials as a key hub for both Regional & National Logistics operations.



Accommodation

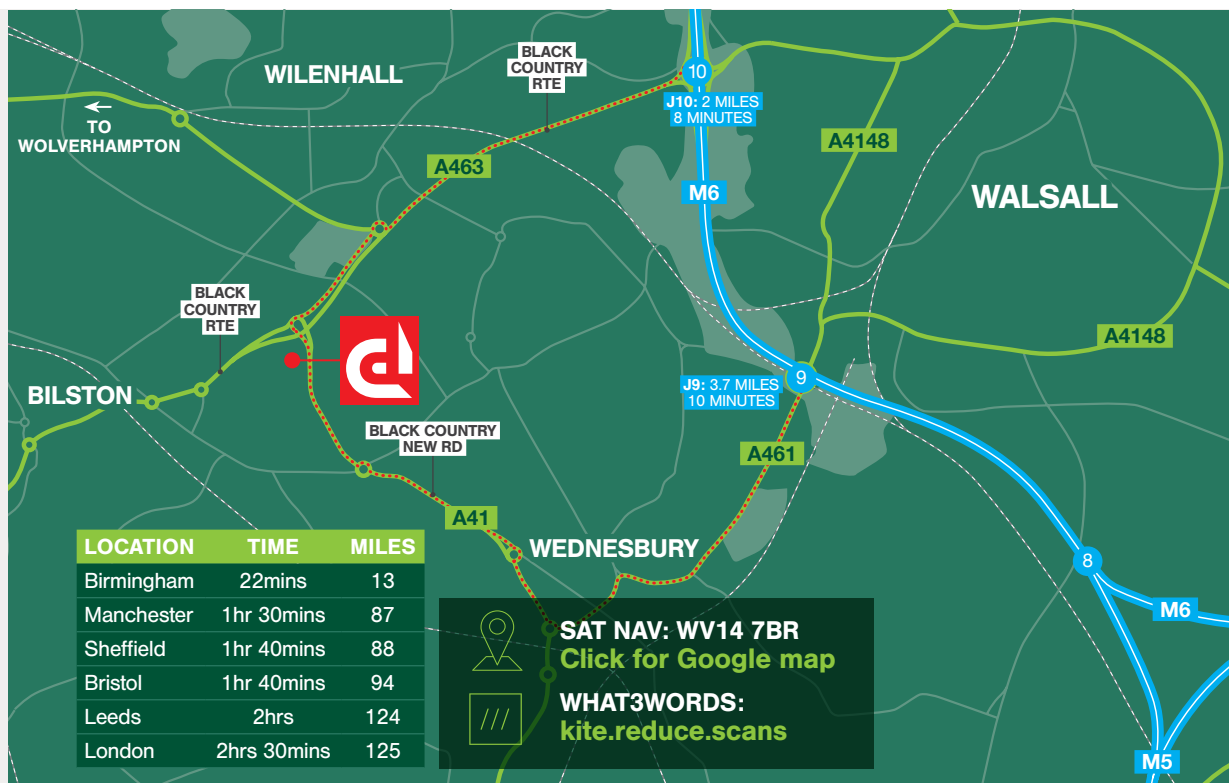
AREA	SQ FT	SQ M
Warehouse	304,837	28,320
Ground floor offices	6,900	641
First floor offices	6,587	612
Second floor offices	5,631	523
TOTAL	323,955	30,096



Description

The modern facility provides a versatile base specification suited to logistics operations, further enhanced by key operational fit-out that will provide cost savings to an incoming occupier:





TENURE

The property is available by way of a new FRI lease on terms to be agreed.

PLANNING

The building is suitable for B2 and B8 uses.

BUSINESS RATES

The rateable value is available on application.

SERVICES

We understand all mains services (gas, water, electricity) are connected, parties advised to make own enquiries.

EPC

The building is rated as B(32).


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