

## TO LET

### Industrial/Distribution Warehouse Units

51,290 sq ft - 405,779 sq ft

- Available from October 2024
- Available on an individual, combination or whole site basis
- 6.5m to 12.5m minimum eaves heights
- Dock and ground level access doors
- Self-contained yards, up to 55m yard depths
- BREEAM Very Good

[waterwaybusinesspark.co.uk](http://waterwaybusinesspark.co.uk)



## SPECIFICATIONS *Subject to works*

### UNIT 1 54,886 SQ FT

- 3 ground & 2 dock level access doors
- Self-contained yard, up to 38m in depth
- 52 car parking spaces
- 7.3m to 10.3m minimum eaves height
- 3 HGV trailer parking spaces

### UNIT 2 62,754 SQ FT

- 3 ground level access doors
- Self-contained yard, up to 53m in depth
- 58 car parking spaces
- 6.8m to 7.7m minimum eaves height
- 3 HGV trailer parking spaces

### UNIT 3 71,138 SQ FT

- 3 ground level access doors
- Self-contained yard, up to 37m in depth
- 50 car parking spaces
- 6.5m minimum eaves height
- 4 HGV trailer parking spaces

### UNIT 4 82,840 SQ FT

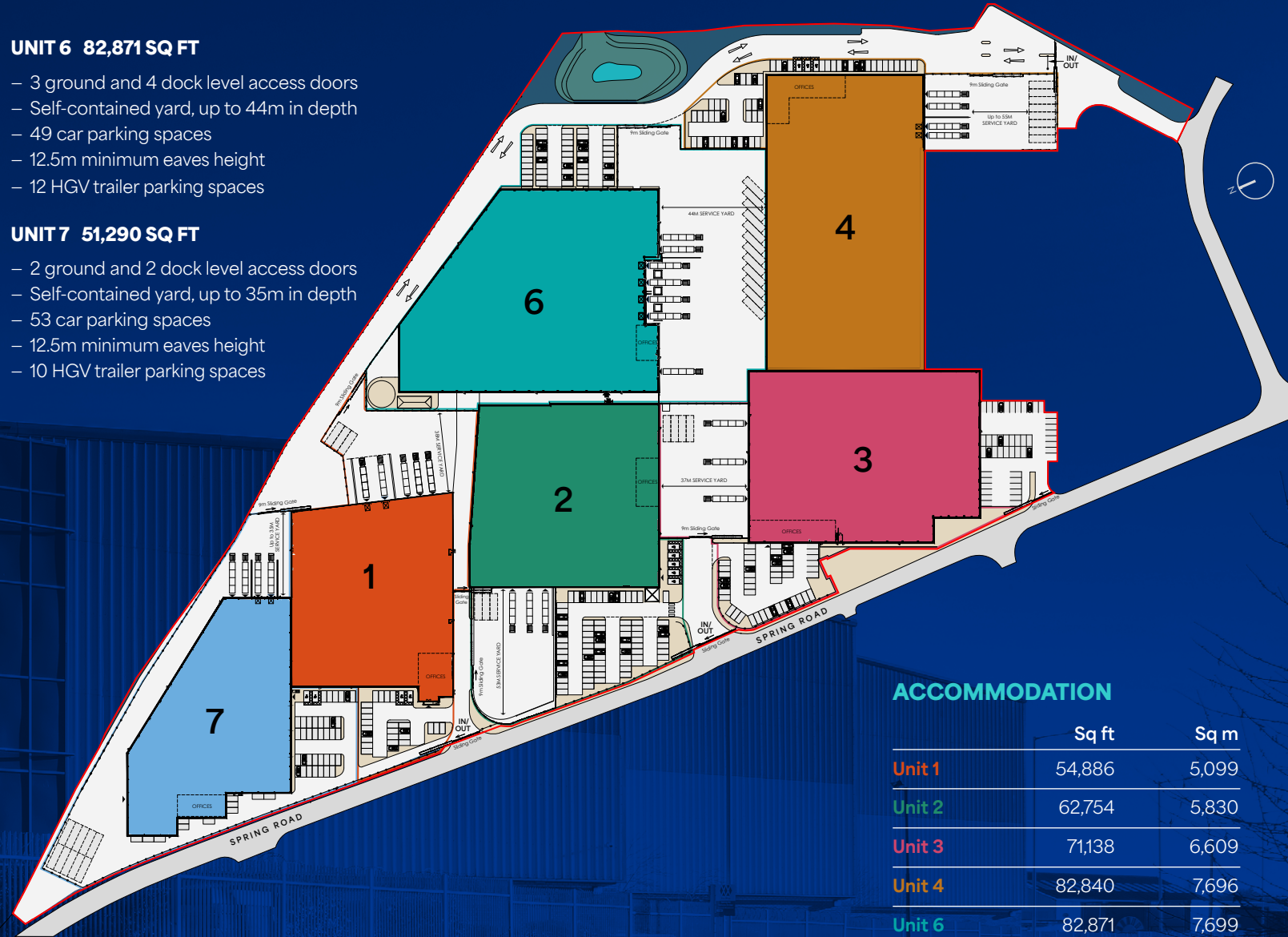
- 2 ground & 2 dock level access doors
- Self-contained yard, up to 55m in depth
- 56 car parking spaces
- 7.95m minimum eaves height
- 8 HGV trailer parking spaces

### UNIT 6 82,871 SQ FT

- 3 ground and 4 dock level access doors
- Self-contained yard, up to 44m in depth
- 49 car parking spaces
- 12.5m minimum eaves height
- 12 HGV trailer parking spaces

### UNIT 7 51,290 SQ FT

- 2 ground and 2 dock level access doors
- Self-contained yard, up to 35m in depth
- 53 car parking spaces
- 12.5m minimum eaves height
- 10 HGV trailer parking spaces



## ACCOMMODATION

	Sq ft	Sq m
Unit 1	54,886	5,099
Unit 2	62,754	5,830
Unit 3	71,138	6,609
Unit 4	82,840	7,696
Unit 6	82,871	7,699
Unit 7	51,290	4,765

Industrial/Distribution Warehouse Units 51,290 sq ft - 405,779 sq ft

Additional car parking spaces are available by separate negotiations.



Waterway Business Park, Spring Road, Ettingshall, Wolverhampton WV4 6UD

What Three Words: //lions.code.beans

## LOCATION

Waterway Business Park is prominently located fronting the A4126 Spring Road which is approximately 0.25 miles from the Birmingham New Road and Black Country Route dual carriageways.

Junction 2 of the M5 is located 6 miles to the south and Junction 10 of the M6 is also approximately 6 miles to the east. Wolverhampton City Centre is 2.5 miles to the north west.



## EPC

Currently C (54-61).

## PLANNING

Use Class B8 (B2 or other uses considered STP).

## SERVICES

Mains services are connected.

**TO FIND OUT MORE, PLEASE CONTACT:**

**David Willmer**

+44 (0)7831 820 651

david.willmer@avisonyoung.com

**Max Andrews**

+44 (0)7770 801 885

max.andrews@avisonyoung.com

**AVISON YOUNG**

**0121 236 8236**

avisonyoung.co.uk

**Noel Muscutt**

+44 (0)7970 283 703

noel.muscutt@bulleys.co.uk

**James Bird**

+44 (0)7894 930 592

james.bird@bulleys.co.uk



**gooldestates**

**0121 217 8888**

info@gooldestates.com

**waterwaybusinesspark.co.uk**



### Misrepresentation Act:

Avison Young and Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Avison Young and Bulleys have any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT 03/24.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1. Corporate structure and ownership details. 2. Identification and verification of ultimate beneficial owners. 3. Satisfactory proof of the source of funds for the Buyers / funders / lessees.

Designed by Barques t. 0121 233 2080 w. barques.co.uk