

Six new warehouse units To Let

Ranging from
5,880 - 24,692 sq ft
with the ability to combine

Construction Underway -
Available from Q1 2027



A modern multi-unit scheme. Available from Q1 2027.

AT A GLANCE

With flexible units ranging from 5,880 to 24,692 sq ft, this development is suited to businesses seeking good value, modern and high-specification industrial space.

91,566

SQ FT OVER 6 UNITS

1.2 Miles

TO J10 M6



Up to 10.4m clear height



Up to 25m yard depth



Fitted first floor office space



Ability to combine



50Kn/sq m floor loading



Full warranty package available



BREEAM Very Good EPC A+



EV chargers



PV panels & 10% roof lights



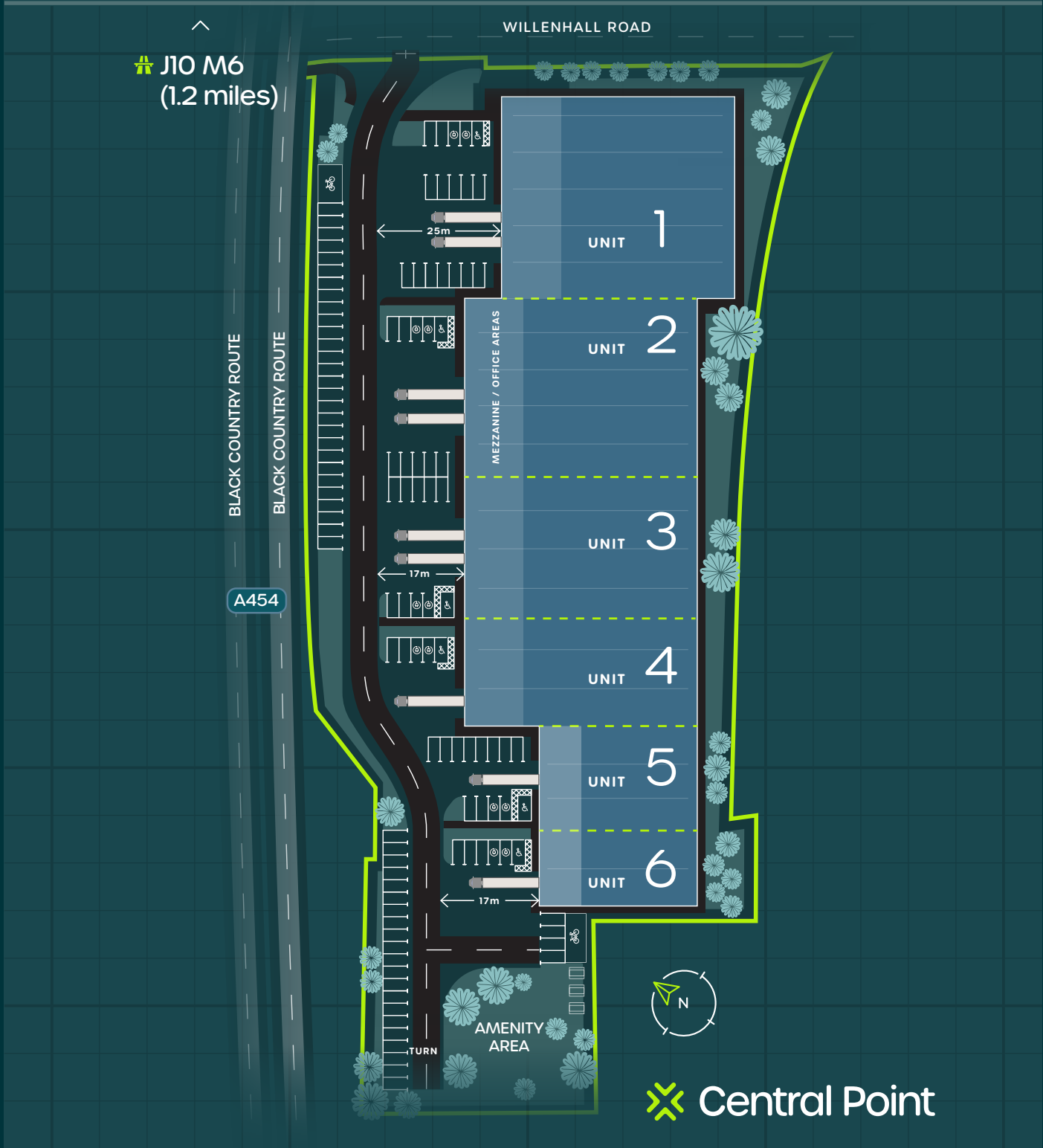
Secure site



24 hr site access



Cycle storage



UNIT	WORKING HEIGHT	LOADING DOORS	PARKING SPACES	WAREHOUSE (SQ FT)	MEZZANINE / OFFICE (SQ FT)	TOTAL (SQ FT)
1	8.0 - 8.8m	2	17	19,730	4,962	24,692
2	8.8m	2	10	17,461	4,371	21,832
3	8.8m	2	10	13,933	3,455	17,388
4	8.8m	1	5	10,650	2,658	13,308
5	8.34m - 10.4m	1	13	6,765	1,701	8,466
6	8.34m - 10.4m	1	10	4,730	1,150	5,880



LOCATION

Strategically positioned on Willenhall Road, Walsall, this new multi-unit industrial scheme offers prime access to the heart of the West Midlands’ logistics and manufacturing network. Situated within 1.2 miles from Junction 10 of the M6, the development benefits from direct motorway links to the M5, M54, and national road network, ensuring seamless distribution across the UK.

The site is well-connected to key commercial hubs, including Birmingham (12 miles) and Wolverhampton (5 miles), making it an ideal base for industrial, trade, and logistics operators.

DRIVE TIMES

LOCATION	DISTANCE	TIME
➡ Willenhall Station	0.9 miles	3 mins
J10 M6	1.2 miles	3 mins
J9 M6	2.0 miles	6 mins
➡ Darlaston Station	2.1 miles	5 mins
➡ Tame Bridge Parkway	4.5 miles	12 mins
➡ Wolverhampton	4.5 miles	15 mins
Wolverhampton City Centre	5.0 miles	18 mins
Birmingham City Centre	12.0 miles	25 mins
✈ Birmingham International	20.5 miles	35 mins

TERMS

All units are available on new full repairing and insuring leases on terms to be agreed.

PLANNING

Each unit has planning for a full range of employment uses - B2, B8 and Eg(iii)

FURTHER INFORMATION

Is available through our joint agents and the website: www.centralpoint-walsall.com



Steven Jagers
steven.jagers@jll.com
07837 995 259

Tom Benson
thomas.benson@jll.com
07711 959 496

Josh Brown
josh.brown1@jll.com
07889 067 387



Ellie Crathern
ellie.crathern@nmrk.com
07385 393 991

Francesca Hodson
francesca.hodson@nmrk.com
07503 973 865 k

Emily Pearson
emily.pearson@nmrk.com
07387 134 126

A joint development by:

