Reedswood Park

REEDSWOOD WAY • WALSALL • WEST MIDLANDS • WS2 8XA

BUILD TO SUIT OPPORTUNITIES

up to 120,000 sq ft

(11,150 sq m)

FOR SALE / TO LET

Prominent Site • Junction 10 M6 only 1.2 miles

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Reedswood Park

THE SITE

Build to suit opportunities are available with leasehold or freehold options offered.

Premises can be designed to match occupiers' specific requirements up to 120,000 sq ft.

Reedswood Park is centrally located in the heart of the West Midlands conurbation. The development benefits from swift accessibility to Junctions 9 and 10 of the M6 motorway, dual carriageway access via the A34 and linkages to the M6 Toll Road.

SITUATION

Benefiting from a highly visible roundabout frontage and situated adjoining Reedswood Retail Park, Sainsbury's Superstore, family pub and McDonalds.

Walsall town centre is within 1 mile of the scheme.

Walsall Council and Highways England are proposing a £65m road improvement scheme around Junction 10 of the M6.

PLANNING

The site has outline planning permission for B1 (Business), B2 (General Industrial) & B8 (Storage and Distribution) uses. Detailed consent has been achieved for 35,000sqft which can be delivered on a fast-track basis.

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FEATURES

- Sustainable development
- Secure yard areas
- HGV parking areas
- High quality landscaping
- Floor loading: 50 kN/sq.m
- LG3 lighting to offices
- Grade and dock level loading
- 8 to 12.5 metres haunch heights
- High specification first floor offices
- Fully accessible raised floors

ACCOMMODATION

Bespoke premises will be constructed upon a design and build basis to occupiers' specific requirements.

Units ranging from 10,000 sq ft to 120,000 sq ft can be accommodated on site on either a leasehold or freehold basis.

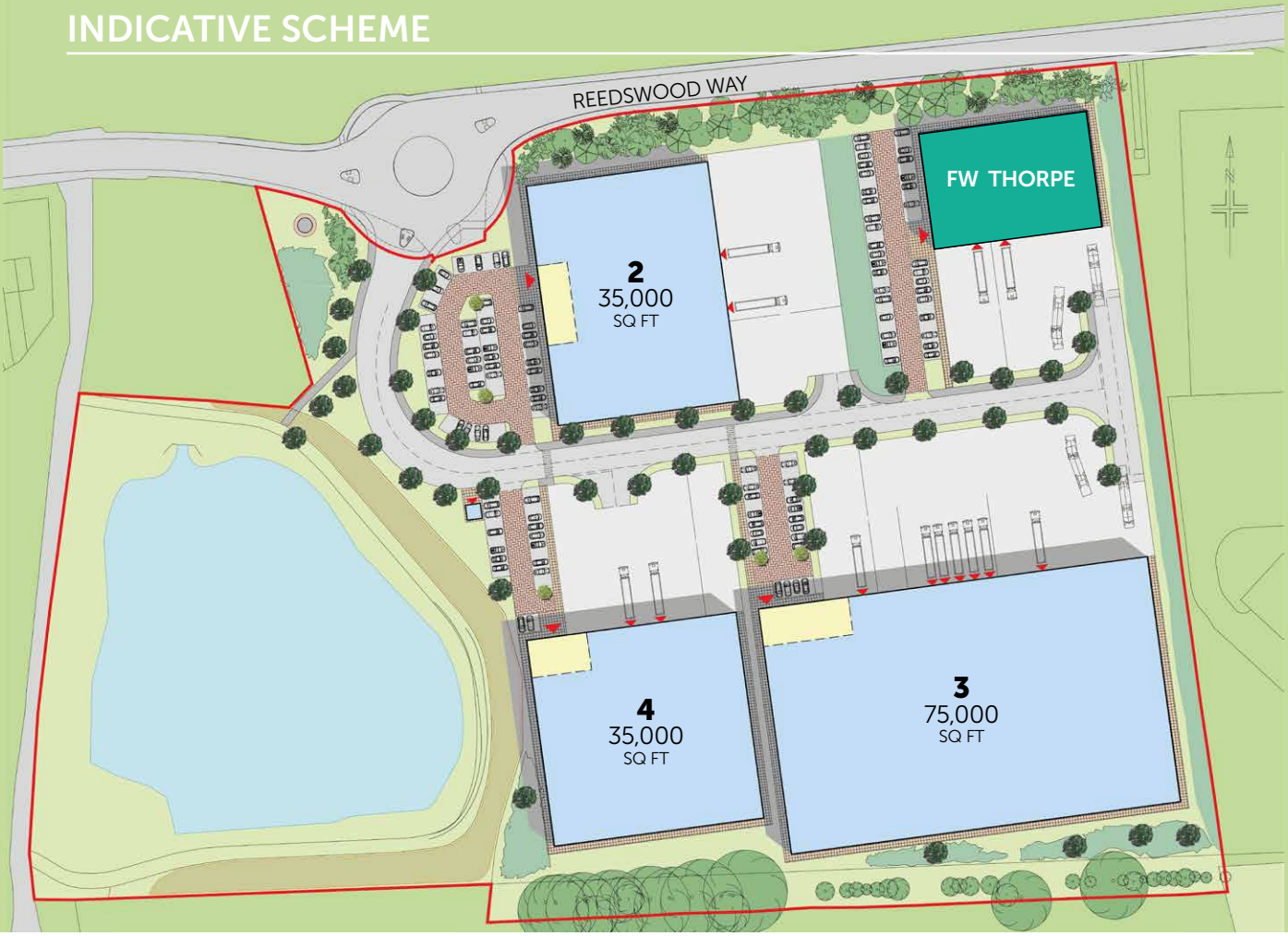
TIMING

Buildings can be delivered within 12 months.

TERMS

Indicative leasehold and freehold terms are available from the joint sole agents.

INDICATIVE SCHEME



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TRAVEL DISTANCES

Towns

Walsall	1.5 miles
Wolverhampton	7.2 miles
Birmingham	13 miles
Bristol	94 miles
Manchester	96 miles
Sheffield	99 miles
Leeds	124 miles
London	134 miles

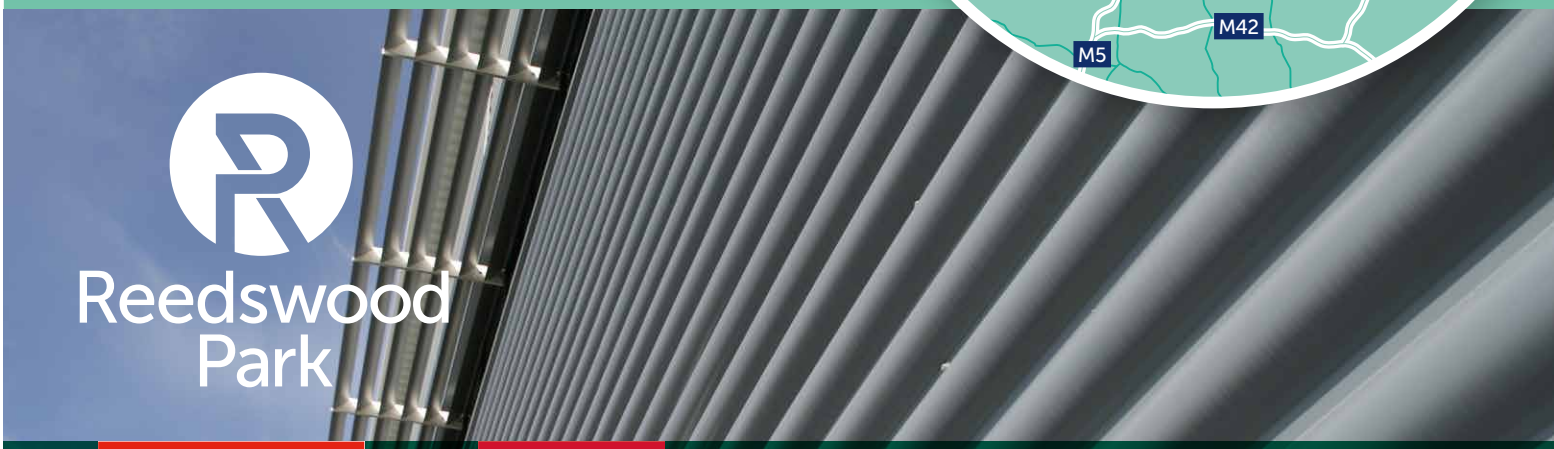
Sea Ports

Avonmouth	93 miles
Goole	103 miles
Immingham	126 miles
Felixstowe	174 miles

Key Manufacturers

JLR i54 Wolverhampton	10 miles
JLR Castle Bromwich	15 miles
Toyota, Burnaston	31 miles
JCB, Uttoxeter	36 miles

Source: AA



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