



Reedswood Park

REEDSWOOD WAY • WALSALL • WEST MIDLANDS • WS2 8XA



BUILD TO SUIT OPPORTUNITIES
up to 200,000 sq ft
(18,580.61 sq m)

FOR SALE / TO LET

10 Acre Prominent Site • Junction 10 M6 only 1.2 miles

A JOINT DEVELOPMENT BY

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PROPERTY DEVELOPMENTS



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 200,000sq ft.

Reedswood Industrial 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

Benefitting 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.





FEATURES

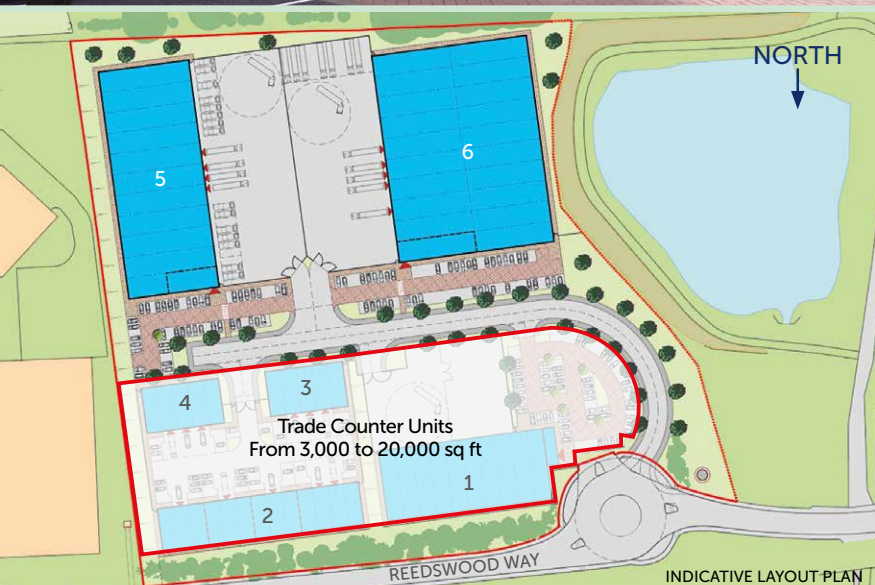
- Sustainable development
- Secure yard areas
- HGV parking areas
- High quality landscaping
- Floor loading: 50 kN/sq.m
- LG3 lighting to offices
- Grade and dock level loading
- 8 to 12.5 metres haunch heights
- High specification first floor offices
- Fully accessible raised floors

SCHEDULE OF AREAS

Unit	sq ft	sq m
1	20,000	1,858
2	13,000	1,208
3	5,000	465
4	5,000	465
5	35,000	3,252
6	55,000	5,109

ALTERNATIVE LAYOUTS

Bespoke design and build units are also available up to 200,000sqft to suit occupiers' requirements.



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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



Reedswood
Park



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