

Newly Refurbished

Greybrooke

Industrial / Trade Counter / Hard Surfaced Yards

TO LET – 1,000 – 11,000 sq ft

Landywood Enterprise Park, Holly Lane, Great Wyrley, Cannock, WS6 6BD

Flexible Industrial & Warehouse Units | 1,000 – 11,000 Sq Ft | Refurbished | Secure Estate | M6 & M6 Toll Access

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

Landywood Enterprise Park, Cannock

Description

Landywood Enterprise Park presents an excellent opportunity to secure quality industrial and warehouse accommodation within an established commercial location in Great Wyrley, Staffordshire. The estate offers a versatile range of industrial and warehouse units extending from approximately 1,000 sq. ft. to 11,000 sq. ft, providing flexible accommodation suitable for a variety of businesses, including storage, distribution, light industrial operations and general warehousing.

Separately available hard-surfaced yards provide additional opportunities for businesses requiring secure external storage, operational space or vehicle parking. These yards can be considered independently of the industrial accommodation, offering further flexibility to meet individual business requirements.

Key Points

- Industrial and warehouse units from 1,000 – 11,000 sq ft
- Established industrial and commercial estate
- Secure gated access and perimeter fencing
- Generous on-site parking and loading facilities
- Wide estate access roads suitable for commercial vehicles
- Separately available hard-surfaced yards
- Flexible accommodation for a range of industrial and storage requirements
- Excellent links to the M6, M6 Toll, A5 and A34
- Convenient access to Walsall, Cannock, Wolverhampton and the wider West Midlands









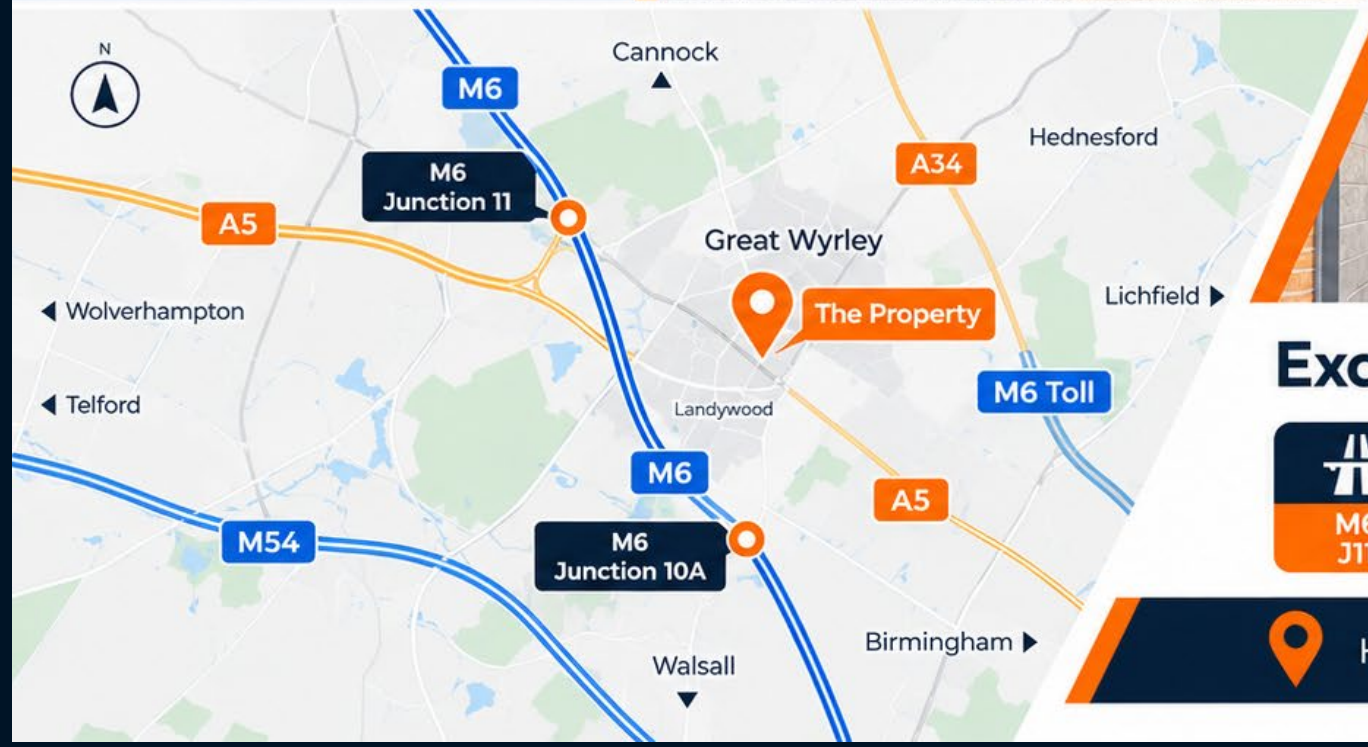
Landywood Enterprise Park

Great Wyrley, Staffordshire

Prime Industrial & Warehouse Units

Units from **1,000 - 11,000 sq ft**







Excellent Connectivity

Direct access to key regional and national routes

- M6 J11
- M6 J10A
- M6 Toll
- A5
- A34
- M54

Holly Lane, Great Wyrley, Walsall, Staffordshire, WS6 6BD

Landywood Enterprise Park, Great Wyrley, Cannock, WS6 6BD

LOCATION
Landywood Enterprise Park occupies a well-established commercial location off Holly Lane in Great Wyrley, Staffordshire, strategically positioned to serve Walsall, Cannock, Wolverhampton and the wider West Midlands. The estate benefits from excellent regional and national transport connections, with convenient access to the A34 and A5 (Watling Street), both providing important arterial routes across Staffordshire and the West Midlands. The M6 motorway is accessible via Junctions 10A and 11, while the nearby M6 Toll provides an alternative route through the regional motorway network. Connectivity to the M54 further enhances accessibility towards Wolverhampton, Telford and the surrounding areas.

DESCRIPTION
The location offers flexible industrial and warehouse units ranging from 1,000 sq ft to 11,000 sq ft, suitable for a wide range of business requirements. The estate benefits from three-phase electricity, secure gated access, perimeter fencing, generous on-site parking, dedicated loading areas and wide access roads suitable for commercial vehicles. Separately available hard-surfaced yards provide additional opportunities for external storage, commercial vehicle parking, plant and equipment storage or other operational uses. With versatile accommodation, substantial external space and practical estate facilities, Landywood Enterprise Park is ideally suited to both established businesses and growing enterprises looking to expand or consolidate their operations.

PLANNING
We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

SERVICES
We understand that the property benefits from three-phase electric and water

VAT / BUSINESS RATES
All interested parties with regards business rates are advised to make their own enquires to the local authority.

COMMUNAL AREA CHARGE
A contribution is payable in respect of maintenance and management of estate communal areas.

Price On Application.

All enquiries to:

PROPERTYLINK COMMERCIAL
0121 200 3344
propertylink.co.uk

In association with:

Greybrooke

Misrepresentation Act.
The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and musty satisfy themselves as to their accuracy. Property Link Midlands or any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.