

Available for immediate occupation



TO LET

Unit A Doranda Way, West
Bromwich,
B71 4LE

64,817 sq.ft (6,021.7 sq m)



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES



Large, Secure
Yard



Available For
Immediate
Occupation



Adjacent to J1
M5



LED Lighting



Fully
Refurbished
Offices



Recoated Roof

Availability

Building	Sq. ft	Sq. m
Area	64,817	6,021.7

Specification

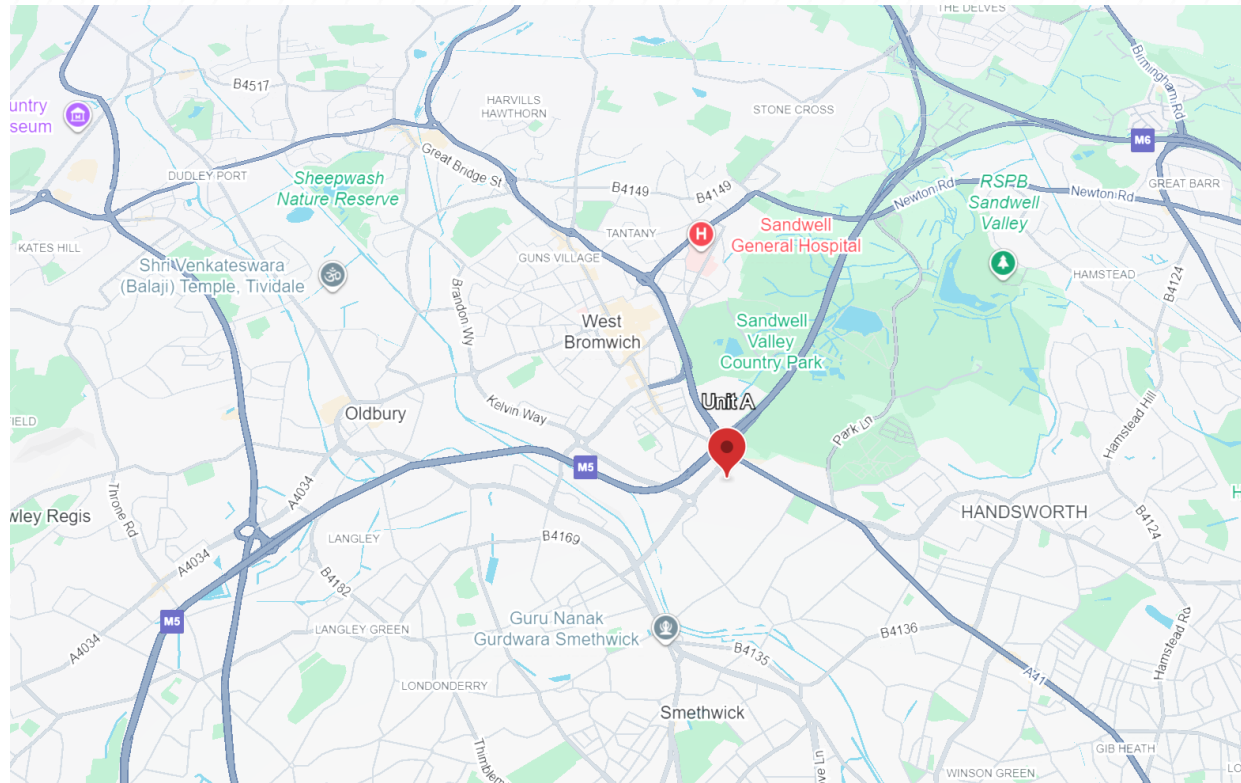
Internal:

- 8.3m eaves height
- 6 level access loading doors
- LED lighting to warehouse
- Office / breakout areas fully refurbished in 2024

External:

- 2 x EV chargers
- 46 car parking spaces
- Large, secure yard
- Roof fully recoated in 2024

LOCATION **Unit A, Doranda Way Industrial Park, West Bromwich B71 4LE**



The property sits in West Bromwich, a well-established West Midlands manufacturing and urban distribution location, benefitting from excellent motorway connectivity as well as being strategically positioned within the Greater Birmingham Area.

Doranda Way Industrial Park is situated in the heart of West Bromwich's prime industrial area, located off Kenrick Way (A4252) and Colliery Road, providing immediate access to the Junction 1 of the M5 Motorway and the A41.

West Bromwich is well connected, being served by Junction 1 and Junction 2 of the M5, which provides easy access to the M6, M42 and the national motorway network.

West Bromwich also benefits from close proximity to the towns of Walsall (10 mins), Dudley (9 mins) and Wolverhampton (16 mins). Birmingham City Centre can be accessed within a 16-minute drive, allowing the ability to service a population of 3.8 million people, making the location extremely attractive to logistics occupiers.

The immediate location is a well-established commercial and industrial area with a strong mix of distribution and manufacturing occupiers.



Tenure

The property is Available via sub-let / assignment / surrender & regrant of a new lease.

Further details upon request

EPC

Available on request

VAT

The premises have been elected for VAT which will be charged at the prevailing rate

Price

On Application

Legal Costs

Each party to bear their own costs incurred in the transaction

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required



CONTACT

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VIEWINGS

Viewings are via appointment
only with Cushman & Wakefield.

