

SOLD



BARBERRY64

NEW HIGH QUALITY
INDUSTRIAL AND LOGISTICS UNIT

TO LET / FOR SALE
64,000 SQ FT

KINGSWOOD LAKESIDE BUSINESS PARK, CANNOCK WS11 8LD
3.5 MILES FROM JT7 M6 TOLL/4 MILES FROM J11 M6

WWW.BARBERRY64.CO.UK

BARBERRY 64

CANNOCK



BARBERRY 64

Barberry 64 is a new high quality industrial and logistics unit located in the established Kingswood Lakeside Business Park, occupying a prominent plot adjacent to the M6 Toll.

The detached 64,000 sq ft unit will offer a market leading specification suitable for both B2 (General Industrial) & B8 (Storage & Distribution) operations.

Strategically positioned fronting the M6 Toll, Barberry 64 is situated in a popular industrial and logistics area with easy access to the M6 (J11), M42 (J9) and the A5 which provides as a link to the East and West Midlands. The unit is within 1 mile of Junction T7 of the M6 Toll and 4 miles from Junction 11 of the M6 providing excellent connectivity to the midlands motorway network.



POPULATION
WITHIN A 3 HOUR DRIVE TIME
48.5M



POPULATION
WITHIN A 30 MIN DRIVE TIME
1.784M



PEOPLE WORKING
IN WAREHOUSE/
MANUFACTURING
IN STOKE-ON-TRENT
AND STAFFORDSHIRE
119,500



WAGES IN THE AREA ARE AROUND
15% LOWER THAN NATIONAL AVERAGE

ACCOMMODATION

The detached steel portal framed unit will be delivered to a high quality with first floor offices to the front elevation.

Warehouse	61,000 sq ft	5,667 sq m
First floor offices	3,000 sq ft	279 sq m
Total	64,000 sq ft	5,946 sq m

SPECIFICATION

- 12m clear internal height
- 5 dock levellers (including 2 euro docks)
- 2 level access loading doors
- 50m yard depth
- 81 car parking spaces
- First floor offices
- Provision for 6 Electric Vehicle charging points
- Gated secure yard
- 500 KVA power supply (upgrade available)

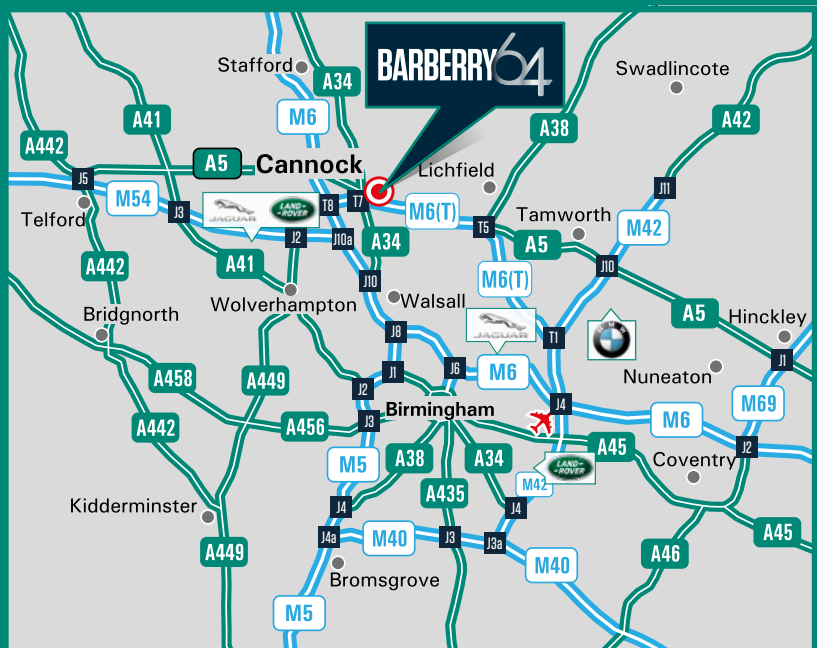
EPC

To be built to an EPC 'A' rating.

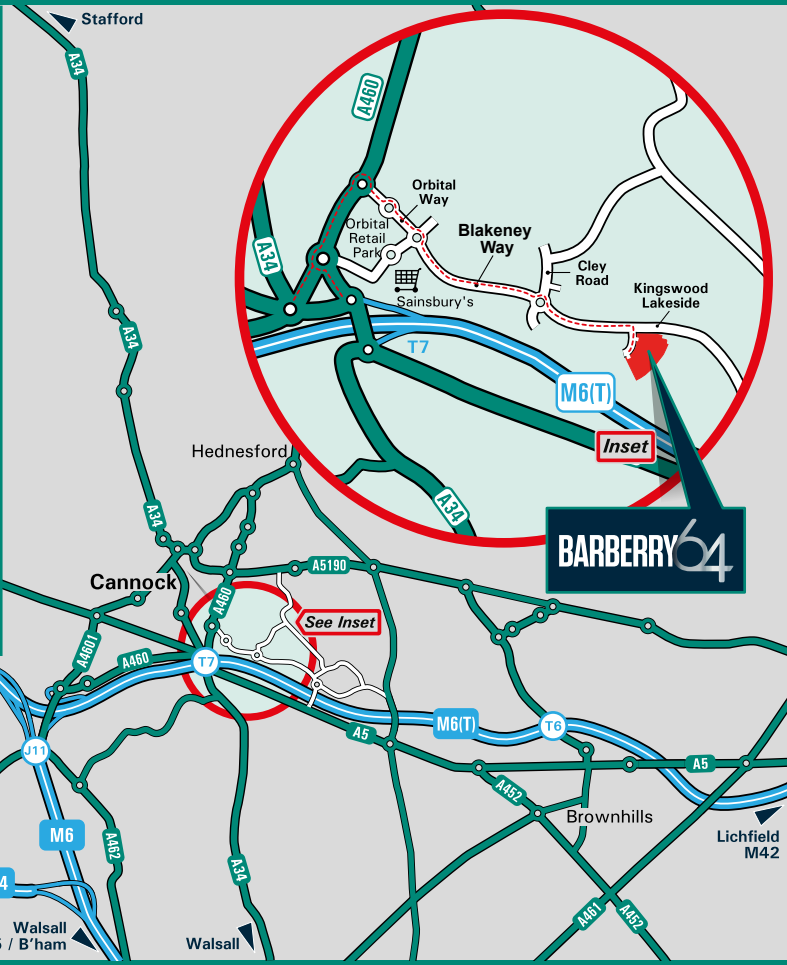
USES

The new facility has planning consent for B2 (General Industrial) & B8 (Storage & Distribution) operations.





SAT NAV WS11 8LD



TRAVEL TIMES

KEY LOCATIONS	Miles	Mins
Wolverhampton	10.0	26
Birmingham City Centre	21.3	31
Coventry	35.2	42
Stafford	12.5	29
Telford	21.9	28

JAGUAR LAND ROVER

Castle Bromwich	21.0	27
Solihull	30.3	37
i54 - Engine Plant	7.9	16
Whitley	37.7	47
Gaydon	54.5	56

AIRPORTS

Birmingham Intl. Airport	27.4	33
East Midlands Airport	42.4	48
Manchester Airport	66.5	81

RAIL FREIGHT TERMINALS

BIFT, Dordon	20.6	26
East Midlands	42.1	47
Manchester	73.2	91

Source: theaa.com

For more information visit
WWW.BARBERRY64.CO.UK

Enquiries _____

Another development by
BARBERRY
Jon Robinson jonr@barberry.co.uk

MWRE
MCGUINNESS
WADDINGTON
0121 285 9470
WWW.MWRE.CO.UK

Adam McGuinness
adam.mcguinness@mwre.co.uk
Nick Waddington
nick.waddington@mwre.co.uk

JLL
0121 643 6440
jll.co.uk/property

Carl Durrant
carl.durrant@eu.jll.com
Steven Jagers
steven.jagers@eu.jll.com

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