

The Intelligent location

**A new 113,000 sq ft
industrial/warehouse unit**



**AVAILABLE
Q1 2023**

⚡ 1225 KVA

Parallel 113

M6 between
J9 and J10

TO LET

DARLASTON
WS2 9SG

We connected

Parallel 113 is situated off the A4038, Darlaston Road, Walsall which provides good road links to the wider Black Country area.

Walsall and Wednesbury town centres are within 2 miles and being situated just over a mile from Junction 9 of the M6 motorway, the building is at the heart of the UK's leading supply chain centres within easy access of the M5, M54 and M42 motorways.

The new Darlaston Railway Station is due to open in 2023 and will provide the public with regular rail services to Wolverhampton, Walsall and Birmingham New Street. Hourly services are planned between Walsall and Wolverhampton and Birmingham and Wolverhampton. The station will benefit from a 300 space car park.

The Gallagher Retail Park and Holiday Inn are both under 2 miles away, as are 3 major supermarkets.



Excellent specification



Parallel 113 will be a new detached steel portal frame unit, set in its own secure site. The unit will be constructed to a Grade A standard, with a high quality finish.

St Francis Group are an experienced developer having built a range of high quality industrial warehouse schemes across the UK. Parallel 113 will showcase the high quality product that they deliver.

Accommodation

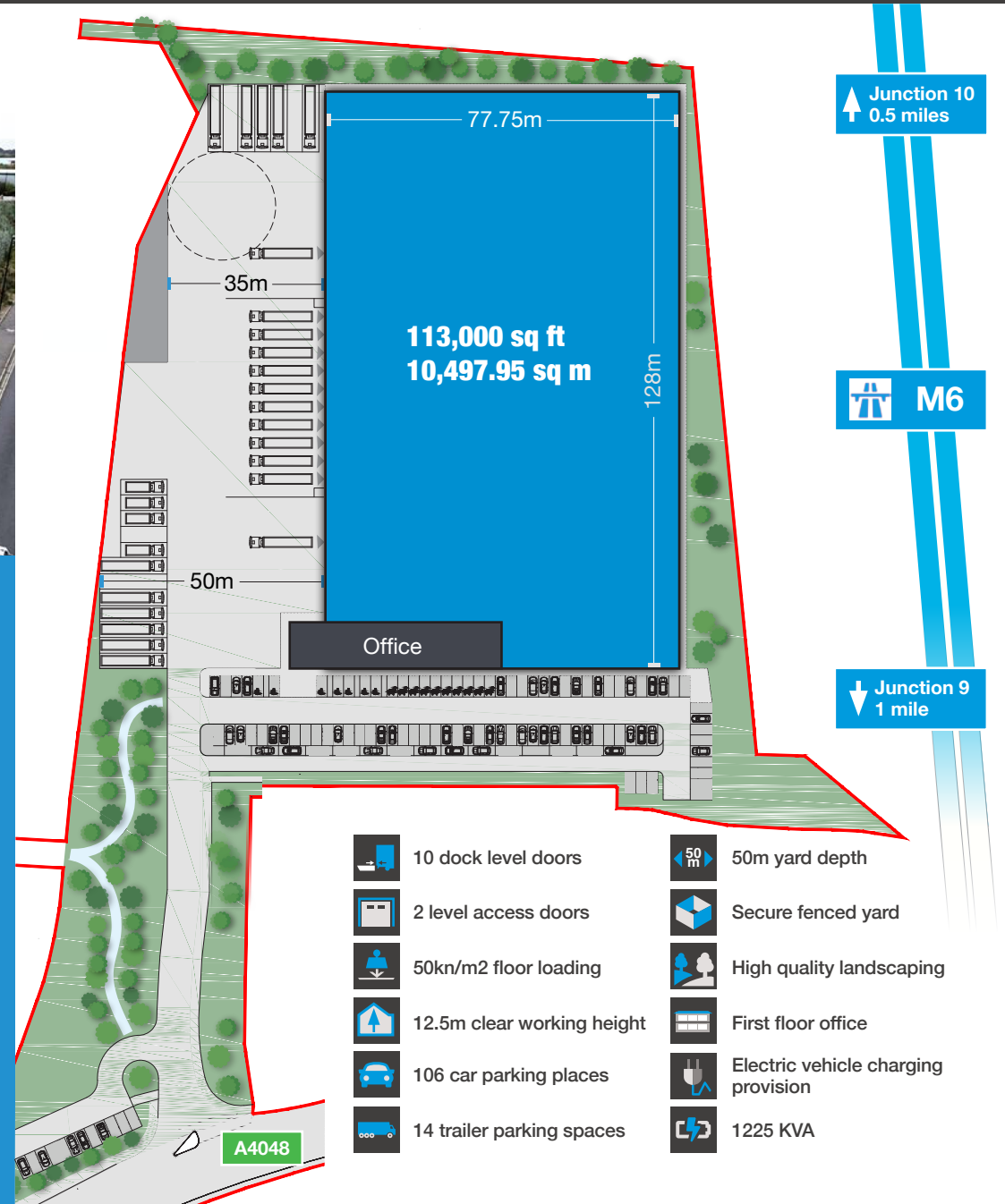
	SQ FT	SQ M
Warehouse	107,350	9,973.06
First Floor Office	5,650	524.90
TOTAL	113,000	10,497.96

Green Credentials

St Francis Group are committed to developing sustainable buildings. Parallel 113 will benefit from the following EPC rating:

A+	Net zero CO ₂ emissions
A 0-25	
B 26-50	
C 51-75	
D 76-100	
E 101-125	
F 126-150	
G Over 150	

BREEAM is the world's leading sustainability assessment method, Parallel 113 will achieve a BREEAM rating of 'Very Good'.



Parallel 3

M6 between
J9 and J10

www.parallel113.co.uk

Unrivalled location



Drive Times (Miles)

TOWNS

Walsall	2.3
Wolverhampton	6.1
Cannock	10.0
Birmingham	12.2
Stafford	18.0
Coventry	29.1
Worcester	34.9

MOTORWAY JUNCTIONS

J9 (M6)	1.0
J10 (M6)	0.5
J8 (M6)/J1 (M5)	4.1
J1 (M54)	6.0

Business Rates

The unit has yet to be assessed for business rates purposes.

Legal Costs

Each party are to bear their own legal costs in respect of any transaction.

Terms

The property is available on a leasehold basis with terms available upon application.

To find out more please contact joint sole agents:



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