

WATERYLANE

INDUSTRIAL ESTATE

WILLENHALL | WV13 3SU



To Let

Refurbished Industrial Units
approx 3,231 sq. ft. - 11,135 sq. ft. (300 - 1,034 sq. m.)

- Excellent motorway access
- Secure estate

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Watery Lane Industrial Estate is an established estate in a key location with easy access to the M6 and M5 motorways.

Quality Units

- Steel portal frame construction
- Brick and blockwork elevations
- Partially clad internally
- Pitched lined roofs/Insulated metal sheet roofs
- Block elevations with steel profile cladding above
- Eaves height 3.86m rising to 4.63m
- Intermittent translucent roof lights
- Integral ground and/or first floor offices
- Forecourt servicing and car parking
- Additional estate communal car parking
- Fully monitored CCTV
- Automatic security gate at estate entrance

Contact the Agents

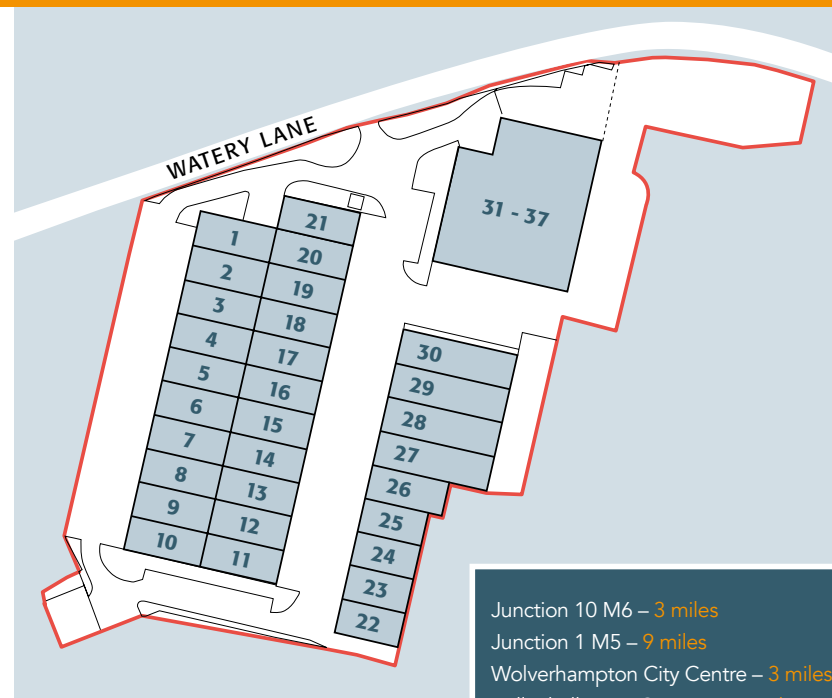
For further information including lease terms, rents, rates, service charge and EPC ratings please contact the letting agents.



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Junction 10 M6 – 3 miles
Junction 1 M5 – 9 miles
Wolverhampton City Centre – 3 miles
Willenhall Town Centre – 1.5 miles



Accommodation

See attached for current availability.

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CURRENT AVAILABILITY

(July 2026)

UNIT	SIZE (SQ. FT. / SQ/ M.)	RENT (PER SQ. FT.)	RATEABLE VALUE (2026)	EPC RATING	STATUS
2	3,414 / 317.25	£8.00	£45,000 (currently combined)	D (89)	AVAILABLE (SUBJECT TO SURRENDER OF EXISTING LEASE)
3	3,430 / 318.67	£8.00		D (96)	
5	3,844 / 357.12	£8.00	£26,500	E (111)	AVAILABLE
12 – 14	11,135 / 1,034.48	£7.50	£64,500	D (78)	UNDER OFFER

For further information contact:



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