



**Last New  
Build Unit  
Available  
15,855 sqft**

# Brand New Prime Industrial Warehouse Unit with Offices

**Unit 43**  
**15,855 SQFT**

LED Lighting | Solar Panels giving an estimated 10% savings on energy bills | Electric Car Charging | EPC Rating A

**Rent from £6.25 per sq ft only**

**Units 43, Planetary Industrial Estate**  
Planetary Road, Wednesfield,  
Nr. Wolverhampton, WV13 3XA



**PLANETARY**  
INDUSTRIAL ESTATE



# Location

Planetary Industrial Estate is a prime, established industrial estate on Planetary Road in Wednesfield, approximately 2.5 miles east of Wolverhampton and 15 miles northwest of Birmingham.

The estate is accessed directly from both Wednesfield Way (A4124) and Neachells Lane, which provide access to Wolverhampton City Centre to the west and the Willenhall Road/Black Country Route (A454) dual carriageway to the south. The A454 in turn provides direct access to Junction 10 of the M6 Motorway 4 miles to the east. Junction 1 of the M54 is situated 4.5 miles to the north, accessed via the A460 Cannock Road.



2.5 miles  
East of Wolverhampton

15 miles  
Northwest of Birmingham

## Travel Distances

Travel from site	Distance	Time
Junction 10, M6	4.2 miles	11 min
Junction 1, M54	4.4 miles	14 min
Junction 2, M54	5.4 miles	14 min
Walsall	6 miles	12 min
Birmingham	14 miles	31 min
Birmingham Airport	26 miles	45 min
Manchester	76 miles	95 min
Bristol	95 miles	106 min
Leeds	123 miles	130 min
London	130 miles	165 min

Source: AA Route Finder

## Unit Floor Plan

Showing ground and first floor spaces

Available in combinations from 13,000 sqft to 60,700 sqft



## About the Units

The properties are currently being speculatively built and will provide a terrace of industrial/warehouse units of steel portal frame construction with part brickwork and part profile clad elevations surmounted by a pitched lined profile clad roof incorporating translucent roof lights and PV panels. The units also benefit from on-site parking, yard areas and electric car charging points.

## Warehouse Space

The warehouse areas will provide:

- 8m eaves
- Concrete floor
- Electric roller shutter door.

## Office Space

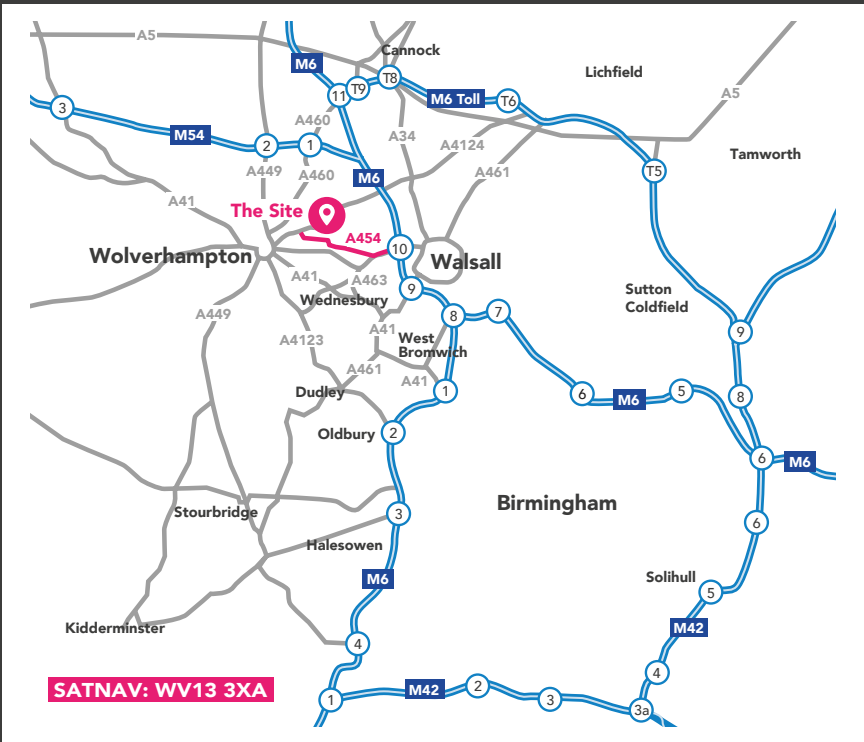
The offices will provide:

- LED lighting
- Central heating
- Carpeted throughout
- Copper and fibre broadband
- W/C accommodation.

## Exterior

Externally, the properties will provide a service yard and demised car parking area to the front elevation with communal car parking also provided on the estate.

The units are available on an individual basis or by way of a combination, subject to availability.







### Availability & Rental

The unit is available individually or by way of any combination, on terms to be agreed.

### Business Rates

To be assessed.

### Services

All mains services including water, gas and electricity are provided. Further information available from the Agents as to capacity.

### EPC

EPC Rating A.

### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.