

**TO LET MODERN EXTENSIVELY
REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
60,212 SQ FT (5,593.88 SQ M) GIA**

UNIT 3 ANNTAR



1 mile from J2 M54



Close to Jaguar Land Rover Electric Propulsion Manufacturing Centre



9m eaves height



Established industrial and logistics location (w3w/// fresh.suffer.income)



Large secure yard

**HEADWAY ROAD
WOLVERHAMPTON WV10 6PZ**

ANTAR 3

A strategic location in the Black Country, close to I54 Business Park and the M54 (J2).
A comprehensive refurbishment will be provided to provide quality Grade A space.

**UNIT 3 ANTAR
HEADWAY ROAD, WOLVERHAMPTON
WEST MIDLANDS, WV10 6PZ**



ANTAR 3

Planning: The unit benefits from E (g) iii (formerly B1C) B2 and B8, industrial and warehousing use. Interested parties should make their own enquiries with City of Wolverhampton Planning Department.

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WEST MIDLANDS, WV10 6PZ**





LOCATION

Antar 3 is located approximately 1 mile from Junction 2 M54 and 3 miles north of Wolverhampton City Centre adjacent to the main A449 Stafford Road. The property is situated on Headway Road off Wobaston Road close to its junction with Stafford Road (A449).



The area is an established production and distribution location with major occupiers including Collins Aerospace, Moog, Rubix UK, EWS, Booker, ERA security and Eurofins.



M54



UNIT 3 ANTAR



Wobaston Road



A449 Stafford Road

DESCRIPTION

The fully refurbished building provides:



9m eaves



2 dock level access doors



2 ground level access doors



LED lighting and electric heating



Enclosed site / large external yard



25 parking spaces / 14 HGV spaces



CCTV



Two storey offices



Secure fenced and gated site



ACCOMMODATION

Offices Ground Floor	3,022 sq ft	280 sq m
Offices First Floor	3,022 sq ft	280 sq m
Production/Distribution	54,168 sq ft	5,032 sq m
Total	60,212 sq ft	5,594 sq m
Site Area	3.45 acres	1.40 ha



UNIT 3 ANTAR

RUBIX

PRINTFUL

Collins Aerospace
An RTX Business

IPL

Collins Aerospace
An RTX Business

pjh
Together we're better

Task

MOOG

ERA

Atlas Copco

JAGUAR
LAND ROVER

PROFAB
WALL ACCESS

Task

BOOKER

A449 Stafford Road

EG
Euro Garages

COSTA
COFFEE

PORSCHE

ASDA

M54



**UNIT 3 ANTAR
HEADWAY ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV10 6PZ**

RENT

On application.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

Current rateable value at 1st April 2023 is £292,500.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating C.

VIEWINGS

Strictly via sole agents:

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07779 860 176

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