

**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 new engine plant at i54



9m eaves height



Established industrial and logistics location



Large secure yard

**HEADWAY ROAD  
WOLVERHAMPTON WV10 6PZ**

## ANTAR 3

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

Planning: The unit benefits from B1c/B2 and B8, - Industrial and Warehousing.  
Interested parties to make own enquiries with the planning officer.

**UNIT 3 ANTAR  
HEADWAY ROAD, WOLVERHAMPTON  
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 Goodrich, Moog, Brammer, EWS, Booker, ERA security and Eurofins.

## DESCRIPTION

The fully refurbished building provides:



9m eaves



2 dock level access doors



2 ground level access doors



Gas fired heating and high bay lighting



Enclosed site



Large external yard



CCTV



Two story 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
<b>Total</b>	<b>60,212 sq ft</b>	<b>5,594 sq m</b>
Site Area	3.45 acres	1.40 ha



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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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