



209 NEW HOMES BY  
TAYLOR WIMPEY  
PC APRIL 2021



CAKEMORE ROAD, ROWLEY REGIS **B65 0QT**

[WARMFLAMEDEVELOPMENTS.COM/ROWLEYREGIS](http://WARMFLAMEDEVELOPMENTS.COM/ROWLEYREGIS)

**12 NEW INDUSTRIAL / WAREHOUSE / TRADE UNITS FOR SALE / TO LET**

UNITS 4,322 – 8,464 SQ FT (402 SQ M – 786 SQ M)

PC Q2 2021

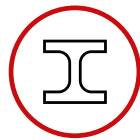




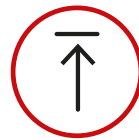


## MODERN INDUSTRIAL / WAREHOUSE / TRADE UNITS

**WD.BOXHUB** is a 2.5 acre site providing for a range of modern industrial, warehousing and trade park units ranging from 4,322 – 8,464 sq ft. Larger units are available by a combination of units to suit. Practical completion of the development will be in Q2 2021.



Steel portal frame construction



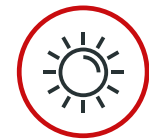
8m clear internal height



4.8m high electrically operated loading doors



Secure cycle parking



15% warehouse roof lights



3 phase power supply



Mezzanine floor for office or additional storage uses



Dedicated yard area and car parking



Electric vehicle charging points



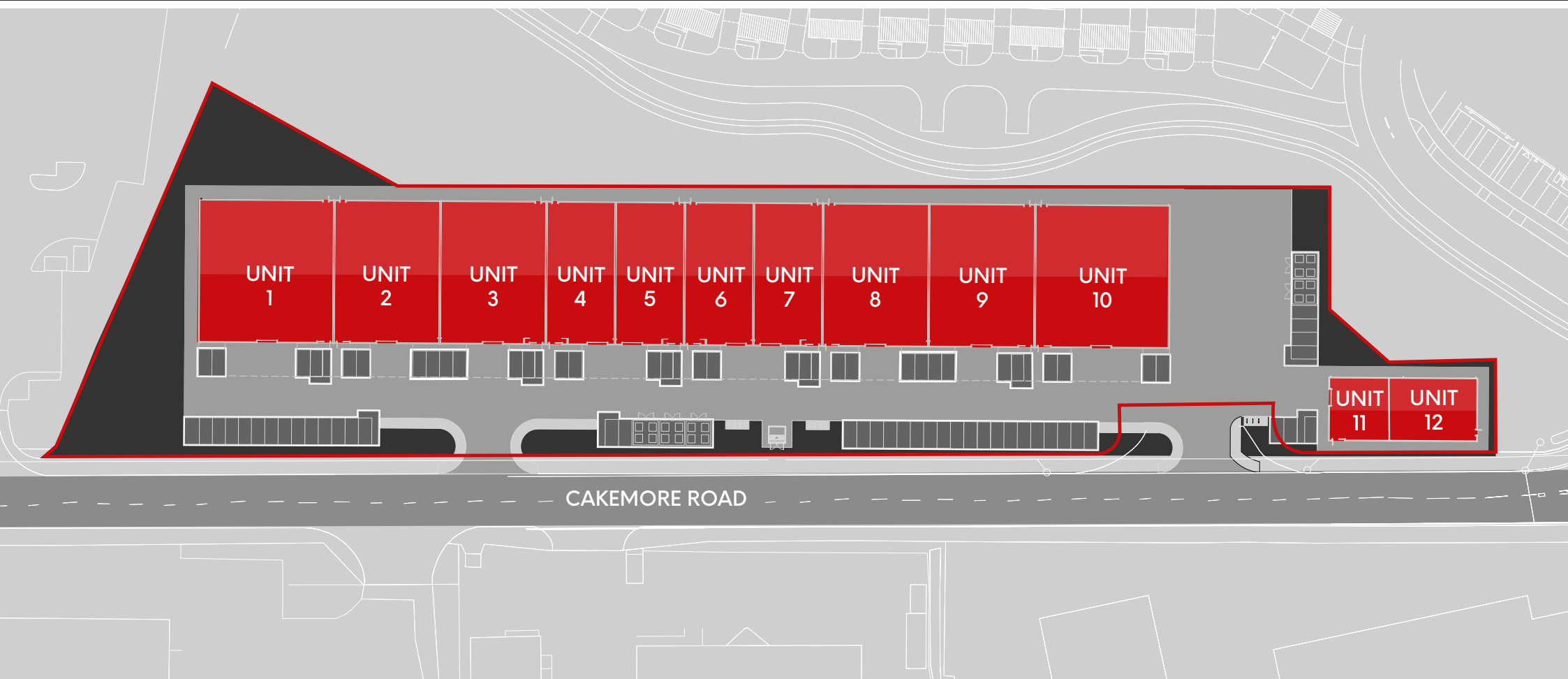
Uniformly distributed 50kN/m2 floor slab loading

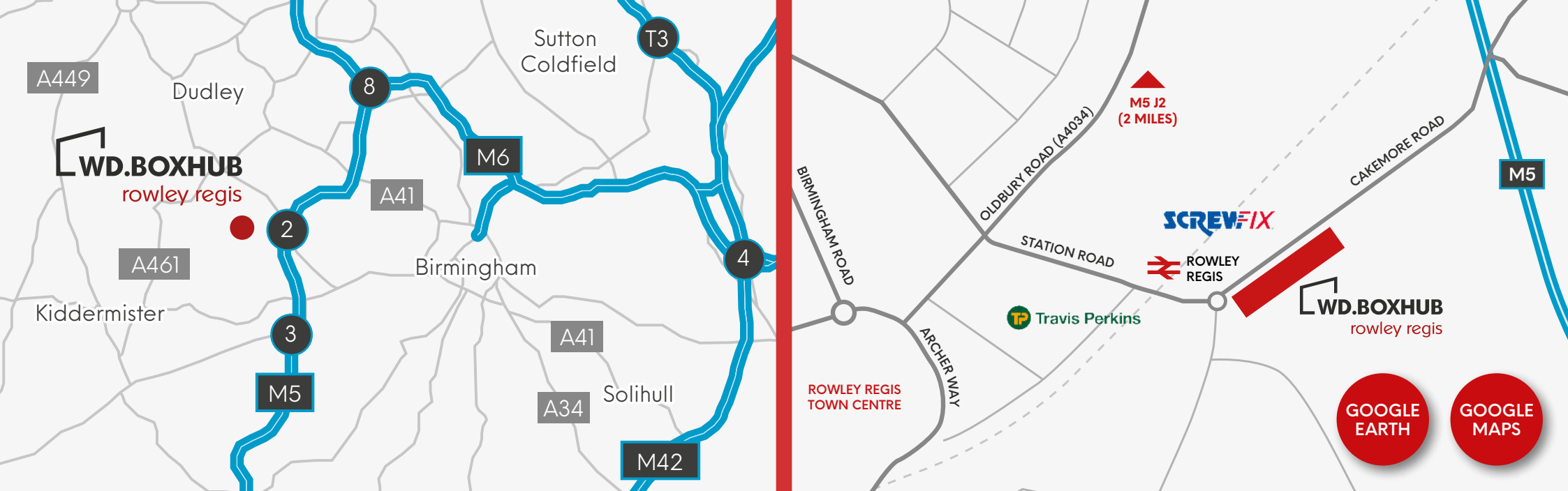
# UNITS FROM 4,322 SQ FT - 8,464 SQ FT

	WAREHOUSE	MEZZANINE	TOTAL
UNIT 1	6,714 SQ FT	1,751 SQ FT	8,464 SQ FT
UNIT 2	5,269 SQ FT	1,372 SQ FT	6,641 SQ FT
UNIT 3	5,269 SQ FT	1,372 SQ FT	6,641 SQ FT
UNIT 4	3,432 SQ FT	891 SQ FT	4,322 SQ FT
UNIT 5	3,432 SQ FT	891 SQ FT	4,322 SQ FT
UNIT 6	3,432 SQ FT	891 SQ FT	4,322 SQ FT

	WAREHOUSE	MEZZANINE	TOTAL
UNIT 7	3,432 SQ FT	891 SQ FT	4,322 SQ FT
UNIT 8	5,269 SQ FT	1,372 SQ FT	6,641 SQ FT
UNIT 9	5,269 SQ FT	1,372 SQ FT	6,641 SQ FT
UNIT 10	6,714 SQ FT	1,751 SQ FT	8,464 SQ FT
UNIT 11	1,200 SQ FT	-	1,200 SQ FT
UNIT 12	1,782 SQ FT	-	1,782 SQ FT

\*ALL AREAS ARE APPROXIMATE ON A GEA (GROSS EXTERNAL AREA) BASIS.





## LOCATION

The site is prominently located fronting Cakemore Road (B4169), a busy local route, in Rowley Regis. Across the road, Rowley Regis (Park & Ride) Station, has an annual rail passenger usage of over 1.2 million.

The site is situated midway between Halesowen and Oldbury, providing excellent access to the M5 motorway at Junction 2 (1.4 miles) or alternatively Junction 3 (3.7 miles) via the A456. Birmingham City Centre is approximately 6 miles to the East and accessed via the A4123 and A456.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services.

## VAT

All prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## TERMS

Units are available on both a Freehold and Leasehold basis with prices/rents available on request, dependent upon specification.

## PLANNING

All units benefit from detailed planning permission for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.



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