

Antar³

Recently Refurbished Modern Industrial/Warehouse Unit To Let

60,212 sq ft (5,594 sq m) on a site of 3.45 acres (1.40 ha)

- 1 mile J2 M54 motorway
- Close to JLR engine plant
- Self contained site
- 9 m eaves



LOCATION

Antar 3 is located approximately 1 mile from J2 M54 motorway 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, Jaguar Landrover and Brammer.



SPECIFICATION

The building provides:

- 9m eaves
- 2 dock level access doors
- 2 ground level access doors
- Gas fired heating and high bay lighting
- Enclosed site
- Perimeter fencing
- Two storey offices
- 1 MVA Power
- WC's/amenity space

ACCOMMODATION

	Sq ft	Sq m
Offices (ground floor)	3,022	(280)
Offices (first floor)	3,022	(280)
Production Area	54,168	(5,032)
Total	60,212	(5,594)
Site area	3.45 acres	1.40 ha



TERMS

Antar 3 is available by way of a new lease on a term to be agreed.

SERVICES

The building benefits from electricity, gas and water.

EPC RATING

The property has an EPC rating of D-88.

VAT

VAT will be charged at the prevailing rate.

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. APRIL 2019.

VIEWING Strictly by appointment with joint agents.



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