

FOR SALE / TO LET



# ANCHORBROOK 32

| WHARF APPROACH | ALDRIDGE | WALSALL | WS9 8BX |



Computer Generated Image showing possible scheme  
★ Distances stated are approximate and have been measured on a map from point to point.

**NEW INDUSTRIAL /  
WAREHOUSE UNIT**

**32,250 SQ FT**

- Design and build opportunity
- 3.5 miles to T5 of M6 Toll, 4 miles to J9 M6★
- Site area: 1.77 acres (0.72 hectares)





Computer Generated Image showing possible scheme

## LOCATION

Anchorbrook 32 is a development of 0.72 hectares (1.77 acres) close to Aldridge town centre, on the edge of the busy West Midlands conurbation and is ideally located adjacent to established business and industrial areas.

The site has direct links via the A454 and A461 to the M6, A5 trunk road and Junction T6 of the M6 Toll.

## SPECIFICATION

Anchorbrook 32 will be built and designed to suit your requirements:

- Integrated office facility
- Steel portal frame construction
- Level access with electric roller shutter doors
- To be EPC rated A
- Ample parking
- Secure site.



For a fly through of how the completed development will look please visit the following web site:-

[www.hortons.co.uk/news/2019/our-latest-development-anchor-brook-35/](http://www.hortons.co.uk/news/2019/our-latest-development-anchor-brook-35/)

View 01: Front entrance:- [kuula.co/post/7qfHM](http://kuula.co/post/7qfHM)

View 02: Car park:- [kuula.co/post/7qfH1](http://kuula.co/post/7qfH1)

View 03: Service yard:- [kuula.co/post/7qfHD](http://kuula.co/post/7qfHD)



FOR MORE INFORMATION

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DEVELOPER

**HORTONS**

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