



Wednesbury 65

Leabrook Road, Wednesbury, WS10 7NB

New Grade A industrial warehouse within a prime commercial location 65,000 sq.ft. (6,038m²)

MRE

A Leading Industry Development In The Heart Of The West Midlands

Wednesbury 65 is situated in a key location within the wider West Midlands industrial market.

Fronting the A4037 Leabrook Road, Wednesbury, approximately half a mile from the A41 Black Country New Road which links Junction 10 of the M6 motorway and Junction 1 on the M5 motorway.

Junction 9 of the M6 is also located approximately 1.5 miles distant.

0.25

Miles to Black Country New Road

1.5

Miles to M6 J9

4

Mile to M5 J1

5

Min

Walk to Wednesbury Parkway Tram Stop





METRO
WEDNESBURY GREAT
WESTERN STREET

STERN ELECTRIC
CO. LTD

TRAC TOOLING

APEX FASTNERS

KNOWHOW

PANESAR FOODS

METRO
WEDNESBURY
PARKWAY

THE METAL CENTRE

MSC INDUSTRIAL
SUPPLY CO.

A41
BLACK COUNTRY
NEW ROAD

EDMUNDSON
ELECTRICAL

ONLINEPOUNDSHOP.COM

Wednesbury 65

DELAIR

LEENGATE
METALS CENTRE

MALLATITE LTD
(WEST MIDLANDS)

A4037
LEEBROOK ROAD

BRALO UK

BLACK COUNTRY
MANUFACTURING

Prime Location

Completion Date: [Available Now](#)

New Grade A industrial warehouse with 65,000 sq ft (6,038m²) of available space.

| Warehouse | GF Office | FF Office | Total Area |
|--------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|
| 58,500 sq ft 5,435 m ² | 3,250 sq ft 302 m ² | 3,250 sq ft 302 m ² | 65,000 sq ft 6,038 m ² |



2

Level Access Doors

4

Dock Levellers

110

Car Parking Spaces

6

EV Charging Points

10

Cycle Racks

10^M

Eaves Height

50^M

Yard Depth


2 Storey

Office Accommodation









2

Level Access Loading Doors



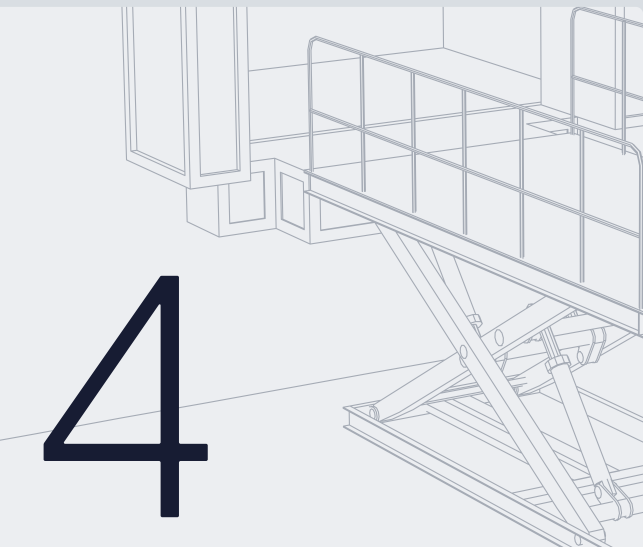
10m

Eaves Height



2

Storey Office Accommodation



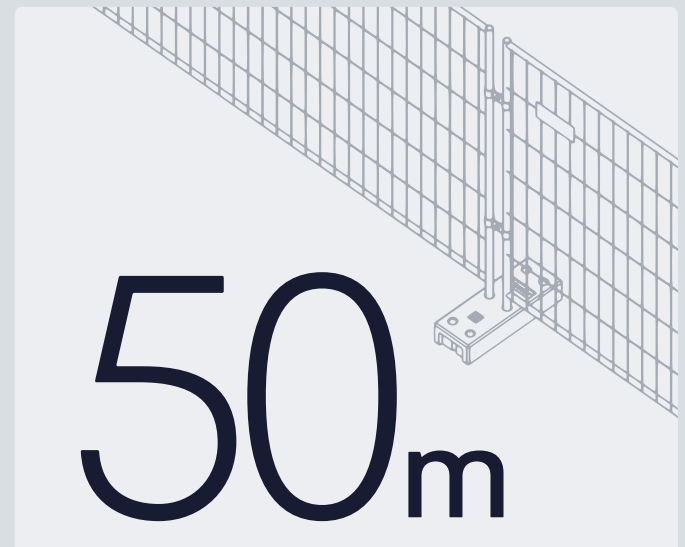
4

Dock Level Loading Doors



110

Car Parking Spaces



50m

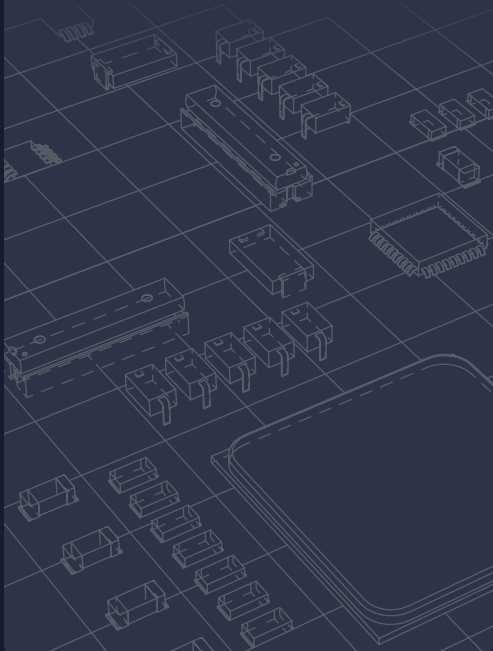
Large Secure Area

Environmental, Social & Governance

We develop future-focused properties, prioritising sustainability and long-term value, helping businesses thrive while minimising environmental impact and promoting responsible growth.

1

Energy
Performance
Certificate A



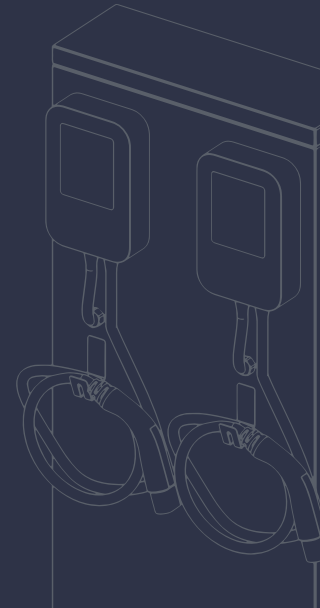
2

BREEAM
Rating
'Very Good'



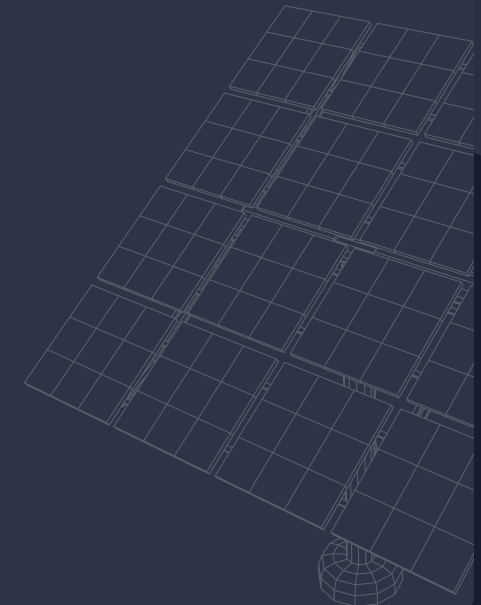
3

EV Charging
Allocation
Within Car Park



4

Solar PV
Control
Systems



Local areas and travel distances.

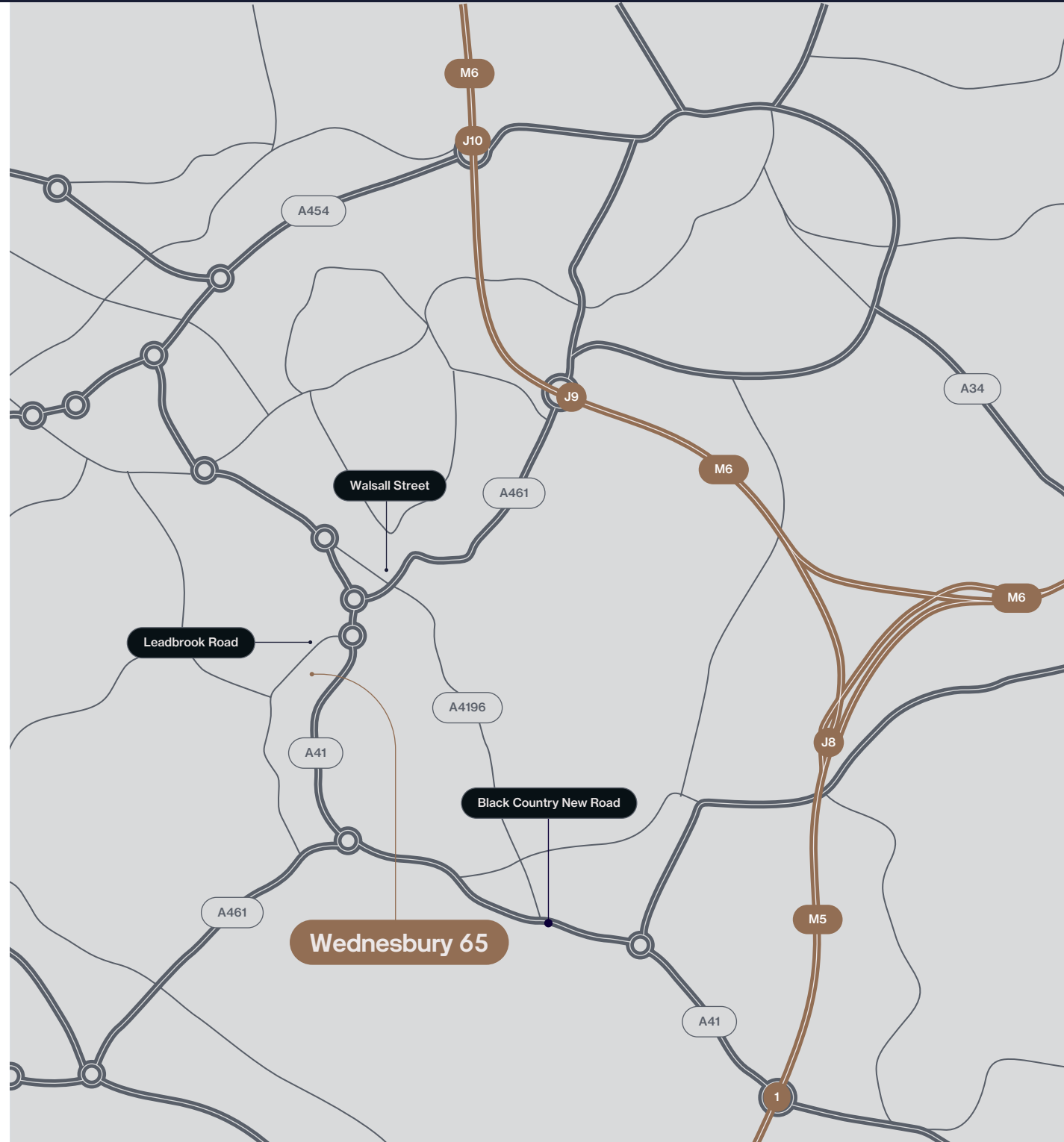
POST CODE /// WS10 7NB

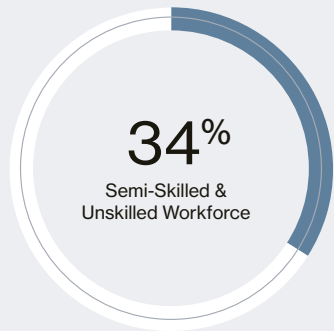
WHAT3WORDS /// RAPID.FORTUNATE.LOVES

| Towns & Cities | Miles | Mins |
|----------------|------------|--------------|
| Wednesbury | 0.8 miles | 2 mins |
| Dudley | 3.6 miles | 12 mins |
| West Bromwich | 3.9 miles | 9 mins |
| Walsall | 4.1 miles | 15 mins |
| Wolverhampton | 5.1 miles | 17 mins |
| Birmingham | 12.9 miles | 24 mins |
| Coventry | 31.1 miles | 50 mins |
| Manchester | 78.5 miles | 1hr 35 mins |
| London | 133 miles | 2 hr 41 mins |

Motorways

| | | |
|---------|------------|--------------|
| M6 J9 | 2.8 miles | 8 mins |
| M6 J10 | 4.4 miles | 9 mins |
| M5 J1 | 4.3 miles | 9 mins |
| M54 | 7.4 miles | 13 mins |
| M6 Toll | 9.8 miles | 17 mins |
| M42 | 17.3 miles | 21 mins |
| M40 | 29 miles | 33 mins |
| M69 | 30.6 miles | 40 mins |
| M1 | 40.8 miles | 52 mins |
| M25 | 114 miles | 1 hr 48 mins |





770k Local workforce aged 16-64 within 30 minutes drive time.

The new unit will provide an institutional industrial and distribution building within a prime location near to the M6 at the heart of the manufacturing hub of the West Midlands.



MRE

Mercia Real Estate is a privately-owned real estate investment and asset management company based in Birmingham, United Kingdom.

We specialise in value-add investment opportunities, utilising our in-depth market intel and hands-on asset management capability to ensure value is maximised in each of our assets.

Total
Sq Ft

4^m

Value Under
Management

300^m

Current
Tenants

500

Wednesbury 65

Further Information

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