

# Cobalt Park

Steelpark Way, Willenhall WV11 3SQ



PXP Developing Commercial Advantage



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## Location >>

Cobalt Park is located on Steelpark Way, just off Neachells Lane. This links to the A454 which is the principle route to Junction 10 of the M6 (4 miles away). The M54 is 3.5 miles to the north, via the A460.



## Description >>

The site is capable of accommodating 80,000 sq ft in a single unit or circa 69,000 sq ft in three units. Specific occupier requirements can be accommodated on request.

## Planning >>

The site is capable of accommodating B1, B2 and B8 uses.

## Terms >>

Buildings are available on both a freehold and leasehold basis. Further details are available on request.



## Joint Agents >>



Important: These brief particulars have been prepared for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statement 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. October 2008.

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