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**Knight  
Frank** 



**Major New Distribution/Production Unit**

**Citadel, Black Country Route, Darlaston, West Midlands**

321,509 sq ft (30,657 sq m)

(Completion due Summer 2008)

**0121 200 2220**

1 Colmore Row, Birmingham B3 2BJ

Contact: Knight Frank - Mike Price

## Location

Citadel is a major new industrial/distribution premises to be constructed at the Intersection of the Black Country Route (A463) and Black Country New Road (A444) and within two miles of Junction 10 of the M6 and six miles of both Junctions 1 and 2 of the motorway. The scheme offers exceptional prominence overlooking a main dual carriageway roundabout.

## The Scheme

The unit will benefit from the following key features:

- B1/B2/B8 planning consent
- 12m clear internal height
- 2 x 50m yards
- 95 lorry parking spaces
- 4 level access loading doors
- 28 dock level loading doors
- Two storey hub office
- Three storey internally constructed offices

## Accommodation

Description	Sq Ft
Warehouse	304,209
Hub Offices	2,000
Three Storey Offices	15,000

*Approximate areas*

## Terms

The Property is available to let on fully repairing and insuring terms. Further information is available from the Agents.

## Agents

Mike Price  
Knight Frank LLP  
0121 233 6449

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