/INDURENT

INDURENT 90, WALSALL

WALSALL WS2 OBS
///GATHER.EAGLES.GEARS



NEW WAREHOUSE / LOGISTICS UNIT

TO LET: 90,280 SQ FT (8,387 SQ M)

Under Construction, Available December 2026

Direct access to Junction 10 of the M6.

BREEAM ‘Excellent’.

Warehousing that Works.

High performance space for your business.

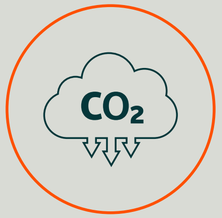
If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further than Indurent 90, Walsall. This unit will deliver benefits for your business, your people, and the environment.

Indurent 90, Walsall will comprise a brand new 90,280 sq ft warehouse and logistics unit prominently located at Junction 10 of the M6 Motorway, providing direct access to the Midlands motorway network and surrounding towns. The site is easily accessible via the A454 and A4148, with Birmingham and other key regional centres within close reach. The unit benefits from planning permission for B2 (General Industrial) and B8 (Storage and Distribution) uses, making it an ideal choice for occupiers seeking a modern, sustainable base in a prime Midlands logistics location.

The unit will reach practical completion in December 2026.



PV panels fitted to the roof and included at **no extra cost.**



Carbon neutral on completion.

EPC A+
rating

EPC A+ rating is targeted, placing this warehouse in the **top 10% of warehouse** in the UK for sustainability.

Warehousing that Works.



Warehousing that Works.

Why Choose Indurent 90, Walsall?

Strategically positioned directly on junction 10 of the M6.

900 kVA of power to energise your business.

Excellent access to Birmingham, Wolverhampton, and the wider West Midlands motorway network.

You’re well-connected.

KEY ROAD LINKS

Direct access on M6, Junction 10

A461	1.3 miles
A41	2.2 miles

CITIES/MAJOR TOWNS

Walsall	1.9 miles
Wolverhampton	5.6 miles
Birmingham	11.8 miles

AIRPORTS

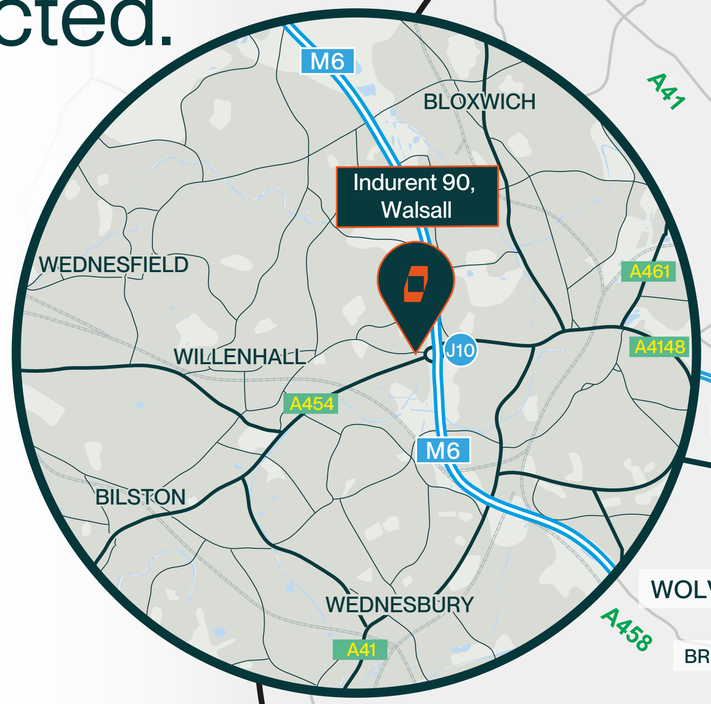
Birmingham Airport	20.8 miles
Coventry Airport	31.4 miles
Manchester Airport	68.0 miles

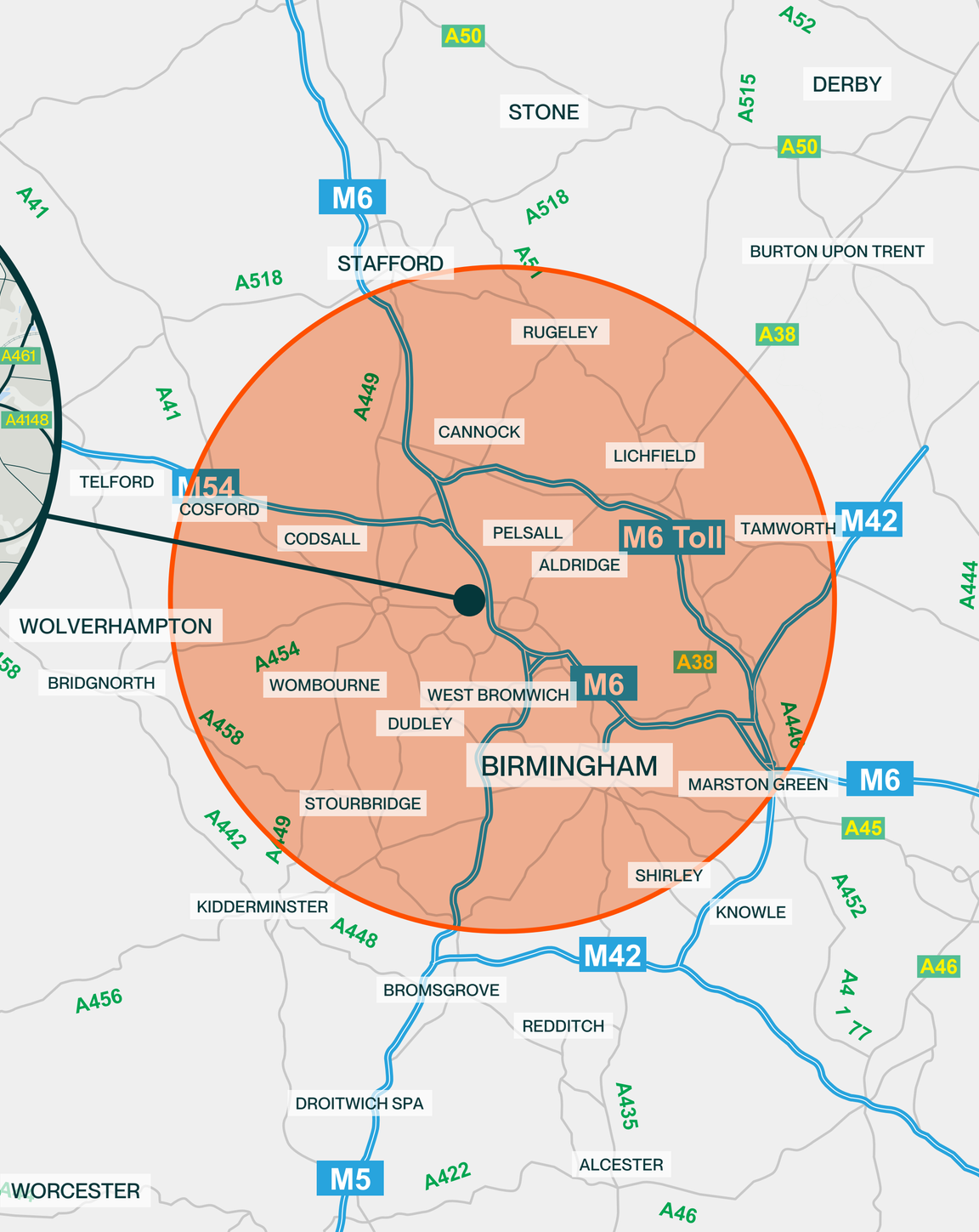
RAILWAY STATIONS

Walsall Station	2.0 miles
Bloxwich North Station	3.5 miles
Wolverhampton Station	5.1 miles

Indicative journey times by car, taken from Google Maps.

Warehousing that Works.





Drive times

- Within 30 min labour pool
- Within 1 hour

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Schedule of accommodation.

	INDURENT 90, WALSALL
WAREHOUSE	85,928 SQ FT (7,982 SQ M)
FF OFFICE	4,352 SQ FT (404 SQ M)
TOTAL	**90,280 SQ FT (8,387 SQ M)**
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	8
CLEAR INTERNAL HEIGHT	14M
FLOOR LOADING	50 kN/SQ M
YARD DEPTH	40M
CAR PARKING	84 SPACES
HGV PARKING	16 SPACES

All floor areas are approximate gross internal areas.

BREEAM "Excellent"

Targeting EPC A+ rating

10% EV charging points

Air source heating and cooling to the offices

Large PV array

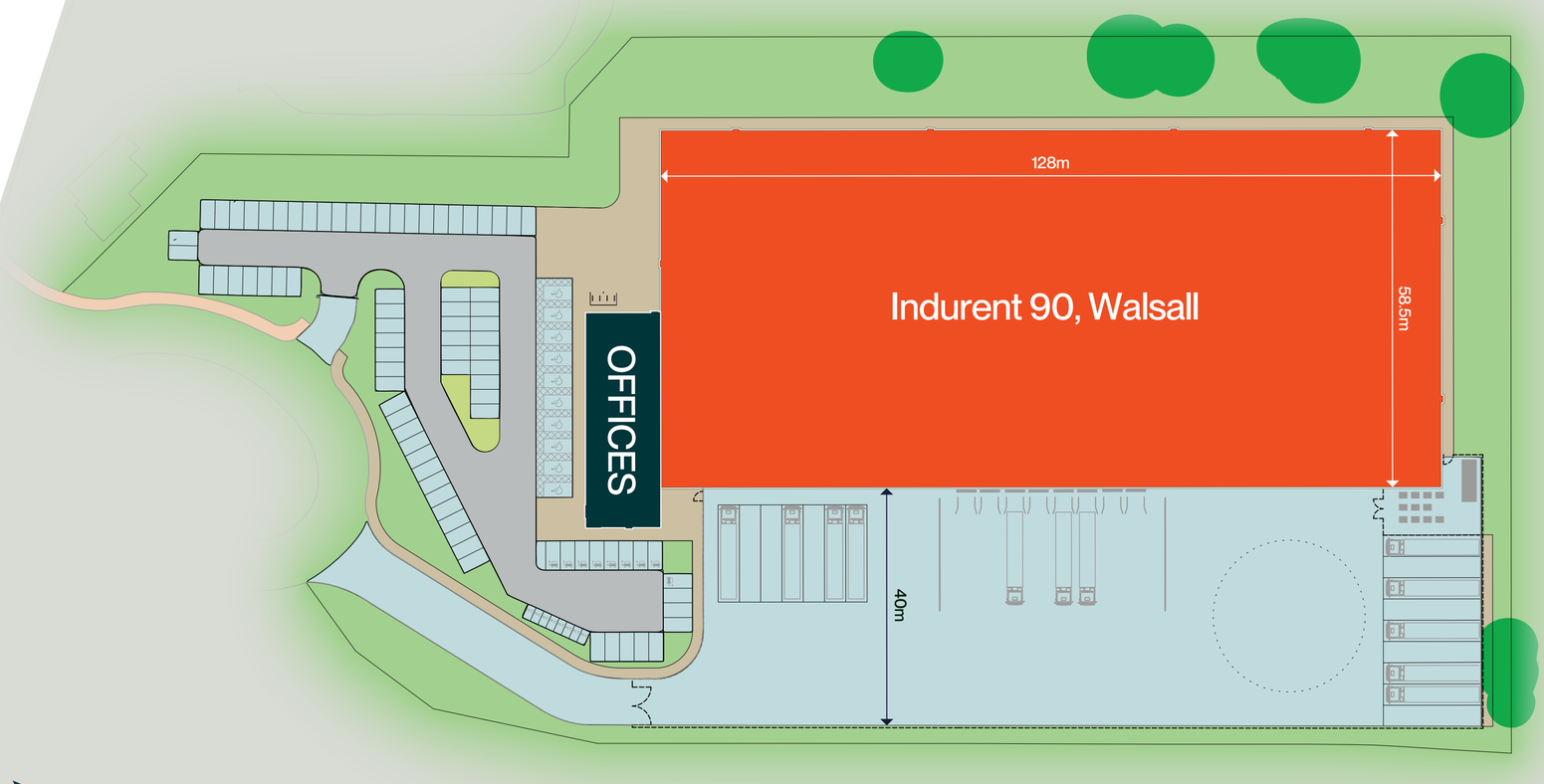
LG3 lighting to offices

Secure yard

900 kVA of power

Warehousing that Works.

Siteplan.



Siteplan is indicative.

Take a closer look



GEORGE GOLDSMITH

Senior Asset Manager - Logistics

07741 140 174

george.goldsmith@indurent.com

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INDURENT 90, WALSALL

Discover more

Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. October 2026. TBDW 07743-01.

Warehousing that Works.