



RECENTLY
REFURBISHED

TO LET Industrial/Warehouse Unit
52,670 sq.ft (4,893 sq.m)

Unit 9, The Woods Bank Estate, Wednesbury, West Midlands, WS10 7SU

- Large secure yard
- 4 level access doors
- 2 miles from junction 9, M6
- Secure yard
- Separate staff parking area
- Adjacent unit of 60,525 sq ft is available and could be taken combined with unit 8

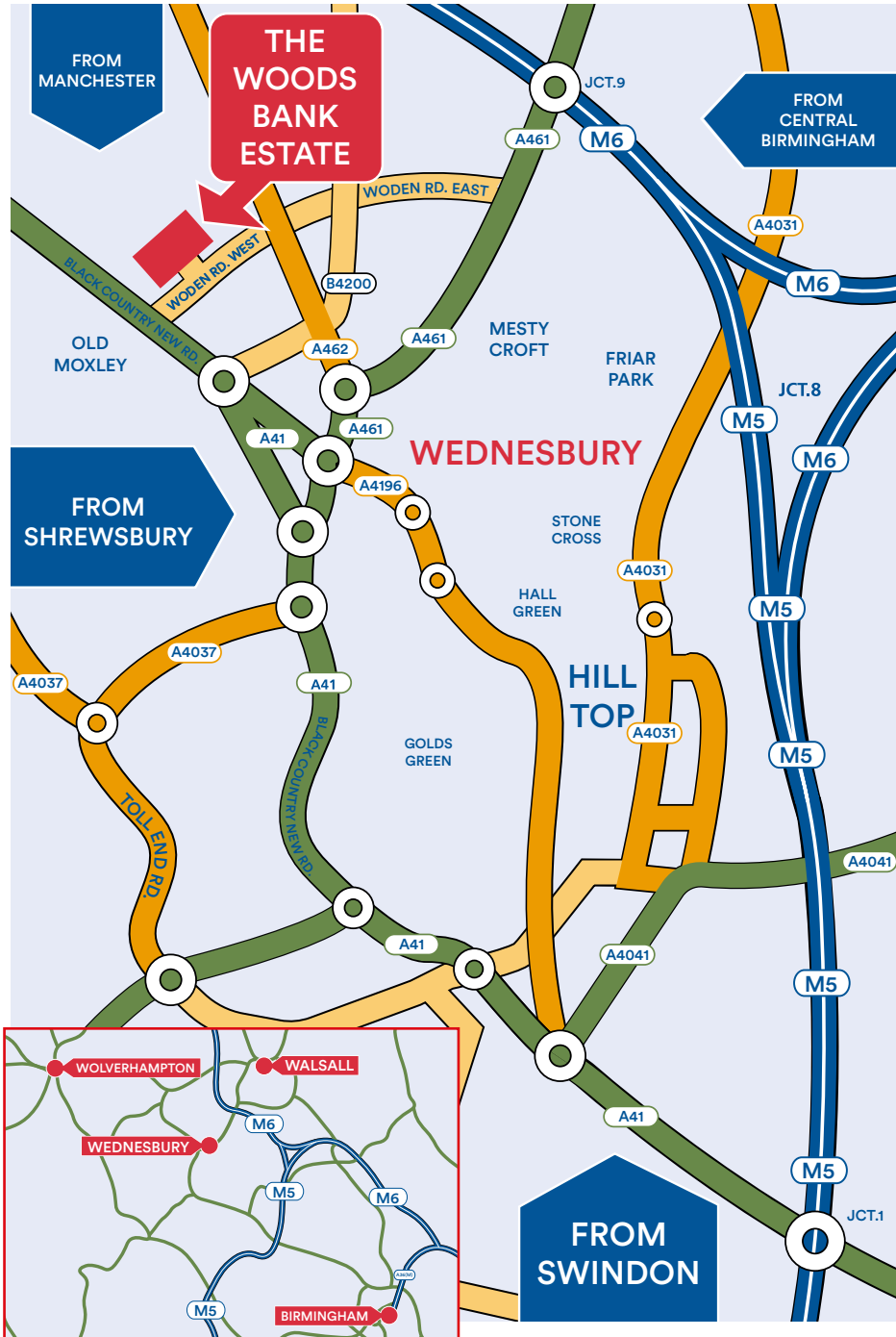
LCP

01384 405630
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Location - WS10 7SZ

The property is situated within a well established industrial area on The Woods Bank Estate, Wednesbury. Access is via Woden Road West, which links with Darlaston Road (A462) and the Black Country New Road with easy access to the Motorway network via Junction 9 of the M6.

Local Distances (Approx.)

Wednesbury	1.5 Miles
J9 of the M6	2.5 Miles
Walsall	4.5 Miles
J1 of the M5	5.6 Miles
Wolverhampton	5.8 Miles
Birmingham	11.6 Miles
Coventry	30.5 Miles
Worcester	33.3 Miles



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Areas (Approx. Gross Internal)

inc. ground floor offices	3,010 sq.ft	(280 sq.m)
inc. first floor offices	1,394 sq.ft	(130 sq.m)
TOTAL	52,670 sq.ft	(4,893 sq.m)

Description

- Substantial warehouse with yard and car park
- Four electric roller shutter doors approximately:
3ft 7" (4.7m) wide by 17ft 7" (5.4m) high
- Approximately 20ft 5" (6.2m) to eaves
- LED lighting to be installed throughout
- Ground and First floor office space, including staff rest area

Rent

POA.

Business Rates

Rateable Value: £265,000

Rates payable: £135,680

Walsall Metropolitan Borough Council.

Service Charge

A service charge will be levied for the maintenance of common areas.

Current Service Charge Budget for FY 23/24 is equivalent to £0.50 psf

Insurance

The landlord will insure the premises and recharge the annual premium to the tenant

Energy Performance

C-72. Further information available upon request.

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.



Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Viewing

Strictly via prior appointment with the appointed agent

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