INDUSTRIAL WAREHOUSE UNITS

To Let

Units 3-6 : Old Park Road Industrial Estate
Wednesbury : West Midlands : WS10 9LR

37,533sq. ft (3,487sq. m)

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WAREHOUSE UNITS

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Location

Old Park Road Industrial Estate is located in Wednesbury, to the north of the Black Country.

It is situated approximately 10 miles north west of Birmingham City Centre and is less than 1.5 miles from the junction 9 of the M6, with easy access to the national motorway network via the A461.

Description

The units are located within Block A and Block C.

Unit 3 (Block A) is part of a terrace of units providing an eaves height of 5.89m with ground level access to the front and rear. It is of steel portal frame construction with block and corrugated metal elevations and is lit. The unit benefits from an alarm system and CCTV, although we cannot confirm if these are operational.

Units 3,4 & 5 and 6 (Block C) are located within a terrace to the rear of the site. These units are again of steel portal frame construction with part brick / corrugated metal elevations and provide an eaves height of 5.49m. Together with CCTV and alarm these units also benefit from office accommodation and staff facilities. The warehouse is both heated and lit via florescent strip lighting and corrugated roof lights.

Accommodation

Block C: Units 3, 4, 5 & 6		
Warehouse	27,891 sq. ft	(2,591 sq. m)
Offices	1,632 sq. ft	(152 sq. m)
Block A: Unit 3		
Warehouse	8,010 sq. ft	(744 sq. m)
Total	**37,533 sq. ft**	**(3,487 sq. m)**

Tenure

The premises are held on a 10 year FRI lease expiring in 2014 and are either available by way of an assignment or sublease.

Services

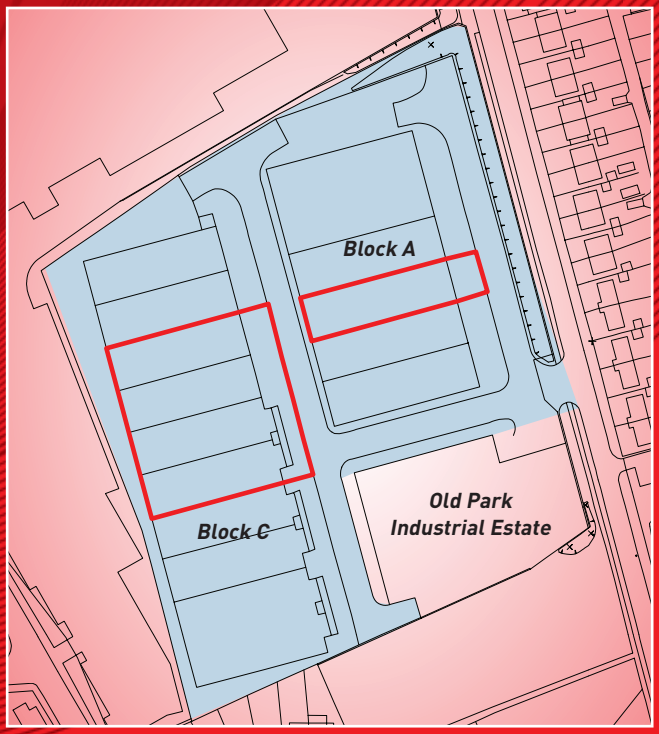
All main services are connected to the units.

Rent

Upon application to the sole agents.

Viewing

Strictly by appointment with the sole agents.



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