



**UNIT TO BE
REFURBISHED**

AVAILABLE SEPTEMBER 2022

TO LET Industrial / Warehouse with Offices
113,195 sq.ft (10,516 sq.m)

Woods Bank 110, The Woods Bank Estate, Wednesbury, West Midlands, WS10 7SU

- 2 separate secure yards
- 2 miles from junction 9, M6
- Separate staff parking area
- 2 storey ancillary office block
- 6 level access doors and 2 dock level doors

LCP

01384 405630
www.lcpproperties.co.uk

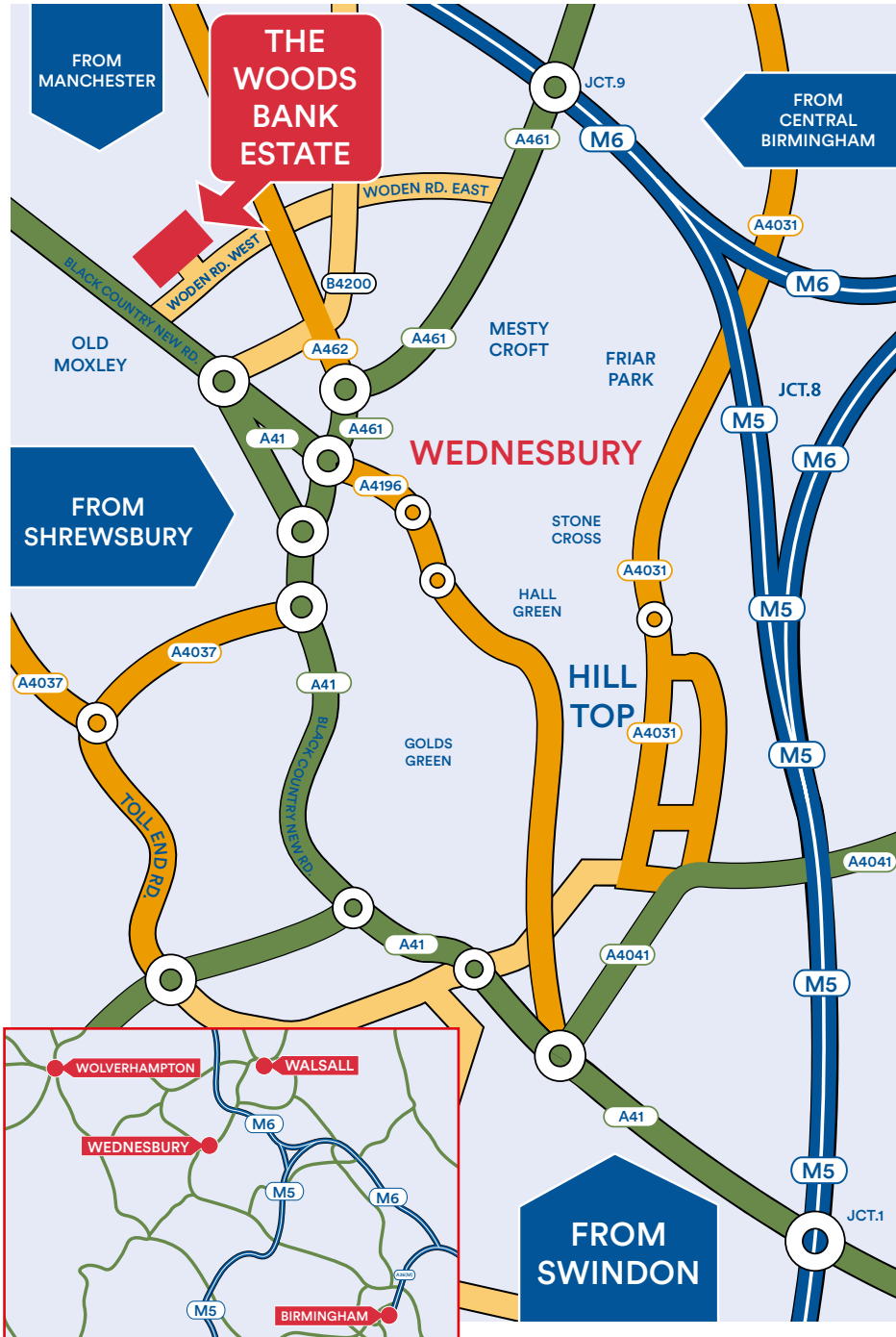
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Secure yard with additional parking space



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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)

Warehouse Space	105,090 sq.ft	(9,763 sq.m)
Office Space	8,105 sq.ft	(753 sq.m)
TOTAL	113,195 sq.ft	(10,516 sq.m)

Description

- Approx. 20ft 5" (6.2m) to eaves height
- Roof is insulated angular plastisol coated
- Walls are dado height cavity brickwork with insulated cladding above
- Power floated concrete floor slab
- Roller shutter doors approx. 3ft 7" (4.7m) wide by 12ft 11" (3.9m) high
- LED lighting to be installed throughout
- Roof mounted warm air blowers
- Service yard to the front elevation

Rent

POA.

Business Rates

Rateable Value: TBC

Rates payable: TBC

Sandwell Metropolitan Borough Council.

Service Charge

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

Current Service Charge Budget for FY 22/23 is equivalent to £0.30 psf

Insurance

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

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.



Energy Performance

Further information available upon request.

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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