



**UNIT TO BE
REFURBISHED**

AVAILABLE SEPTEMBER 2022

TO LET Industrial / Warehouse Unit with Offices
60,525 sq.ft (5,623 sq.m)

Unit 8, The Woods Bank Estate, Wednesbury, West Midlands, WS10 7SU

- Fully refurbished
- 2 dock level loading doors
- 2 storey ancillary office block
- Secure yard
- Separate staff parking area
- 2 level access doors
- Adjacent unit of 52,670 sq ft is available and could be taken combined with unit 8

LCP

01384 405630
www.lcpproperties.co.uk

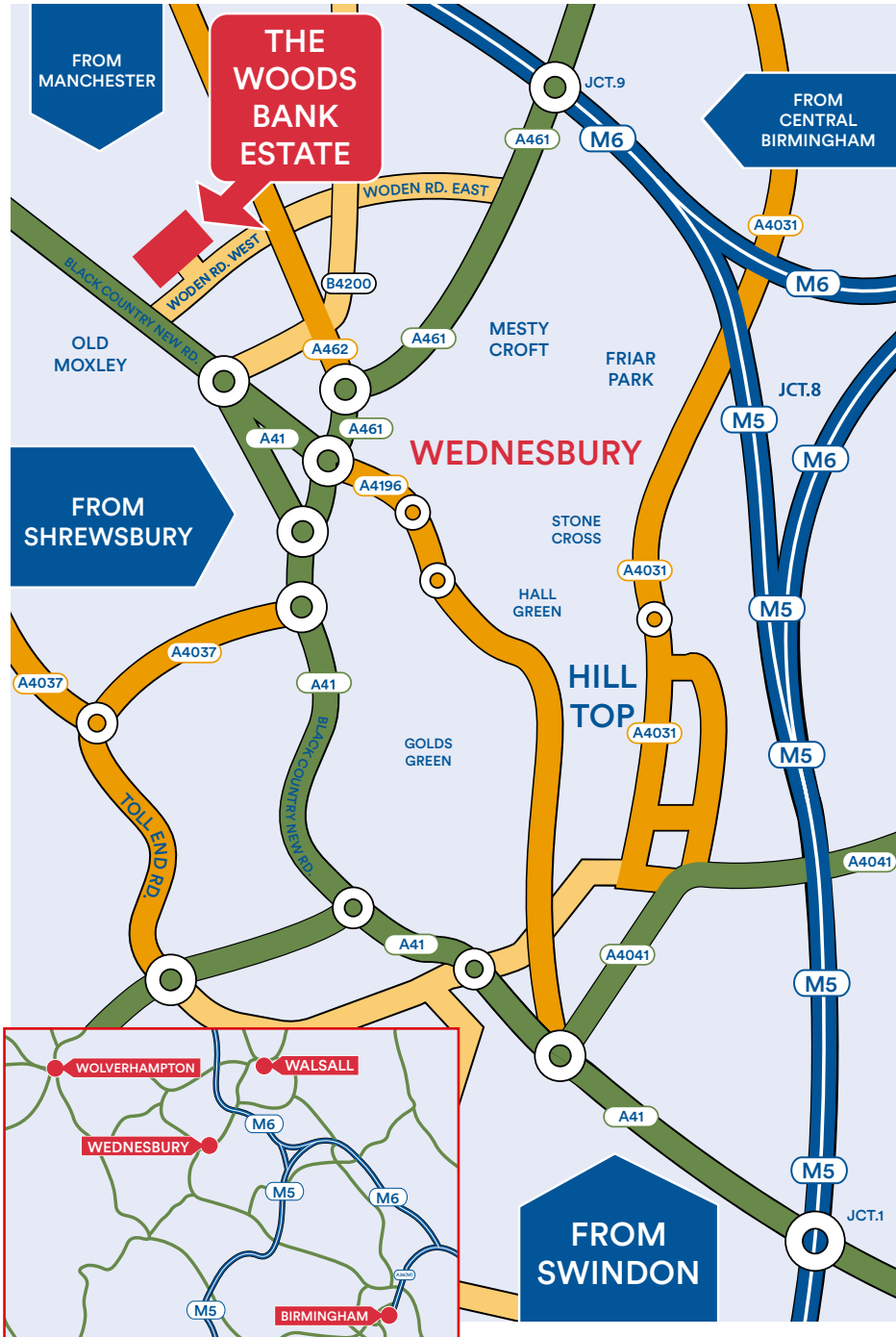
Unit 8, The Woods Bank Estate, Wednesbury, West Midlands, WS10 7SU



Secure yard with additional parking space



Unit 8, The Woods Bank Estate, Wednesbury, West Midlands, WS10 7SU



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 | 52,420 sq.ft | (4,870 sq.m) |
| Office | 8,105 sq.ft | (752 sq.m) |
| TOTAL | 60,525sq.ft | (5,623sq.m) |

Description

- Steel portal framed construction
- Platisol colour coated steel clad roof
- Approximately 19.4ft (5.9m) to the eaves and 18.7ft (5.7m) to underside of haunch
- 4 electric roller shutter doors:
- Two to the rear elevation approximately 14.8ft (4.5m) wide x 16.1ft (4.9m) high
- Two to the side elevation with loading dock approximately 9.8ft (3.0m) wide x 11.8ft (3.6m) high
- LED lighting to be installed throughout
- Gas fired warm air blowers

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

Energy Performance

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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