

Available APRIL 2025



TO LET Warehouse/Industrial Unit
9,245 sq.ft (859 sq.m)

Block D Bay 3 Bescot Estate, Wednesbury, West Midlands. WS10 7SG

- 2 miles from M6 Junction 9
- Easy access to all other major routes
- 19ft 7" (5.6m) to eaves
- Part of a secure, managed estate
- Electrically operated shutter door to the rear

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Areas (Approx. Gross Internal)

Warehouse	8,329 sq.ft	(744 sq.m)
Office	783 sq.ft	(72.7 sq.m)
Warehouse Facilities	133 sq.ft	(12.4 sq.m)
TOTAL	9,245 sq.ft	(859 sq.m)

Description

- Electrically operated roller shutter door to the rear
- Shared yard area at the rear
- Part of a secure, managed estate
- 5.6m eaves height
- Floor mounted gas heaters in the warehouse
- Offices are carpeted and have LED lighting
- 230KVA 3 phase power supply

Rent

£64,715 pa.

Business Rates

Rateable Value: £46,250

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

Planning

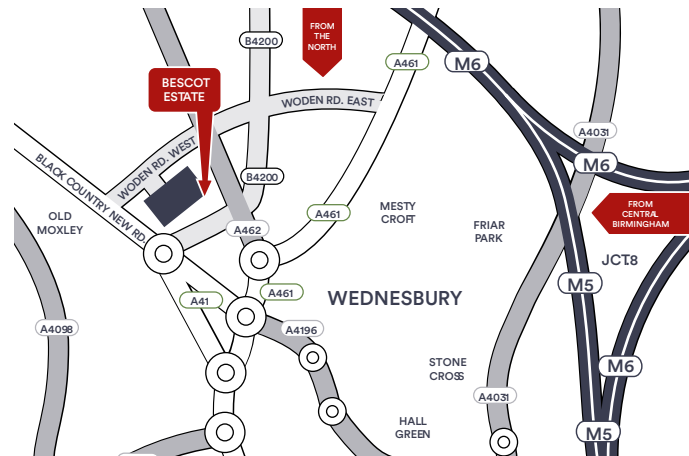
The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

C65. 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.



Location - WS10 7SG

The property is situated within a well established industrial area on the Bescot Estate, Wednesbury. Access is via Woden Road West, which links with Darlaston Road (A462) and the Black Country New Road within easy access to the Motorway network via Junction 9 of the M6. Communications are excellent to all major centres in this area, including Wolverhampton, Walsall, Darlaston and Birmingham.

Viewing

Strictly via prior appointment with the appointed agent



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