

PRELIMINARY DETAILS



TO LET

Warehouse/Industrial Unit

6,803 sq.ft (632 sq.m)

Block A Bay 5 Bescot Estate, Wednesbury, West Midlands, **WS10 7SG**

- 2 miles from M6 Junction 9
- Easy access to all other major routes
- Secure yard to side elevation

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DESCRIPTION

- Secure yard to side elevation and communal service area to rear
- Approximately 20.7ft (6.3m) to eaves
- Three quarter height brick work construction
- Toilet facilities
- Electric operated roller shutter doors 14ft 11" (4.5m) wide by 15ft (4.6m) high
- Offices with CAT II lighting (First floor only) and central heating
- Metal halide lighting in warehouse
- Parking to front elevation

AREAS (Approximate Gross Internal)

TOTAL	6,803 sq.ft	(632 sq.m)
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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.

RENT & RATES

On application.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

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