



WEDNESBURY

TRADING ESTATE

WEDNESBURY, WEST MIDLAND WS10 7JN

MODERN INDUSTRIAL /
WAREHOUSE UNITS TO LET

FROM 1,200 – 44,120 SQ FT (111 – 4,099 SQ M)

WWW.WEDNESBURYTRADINGESTATE.CO.UK



LOCATION

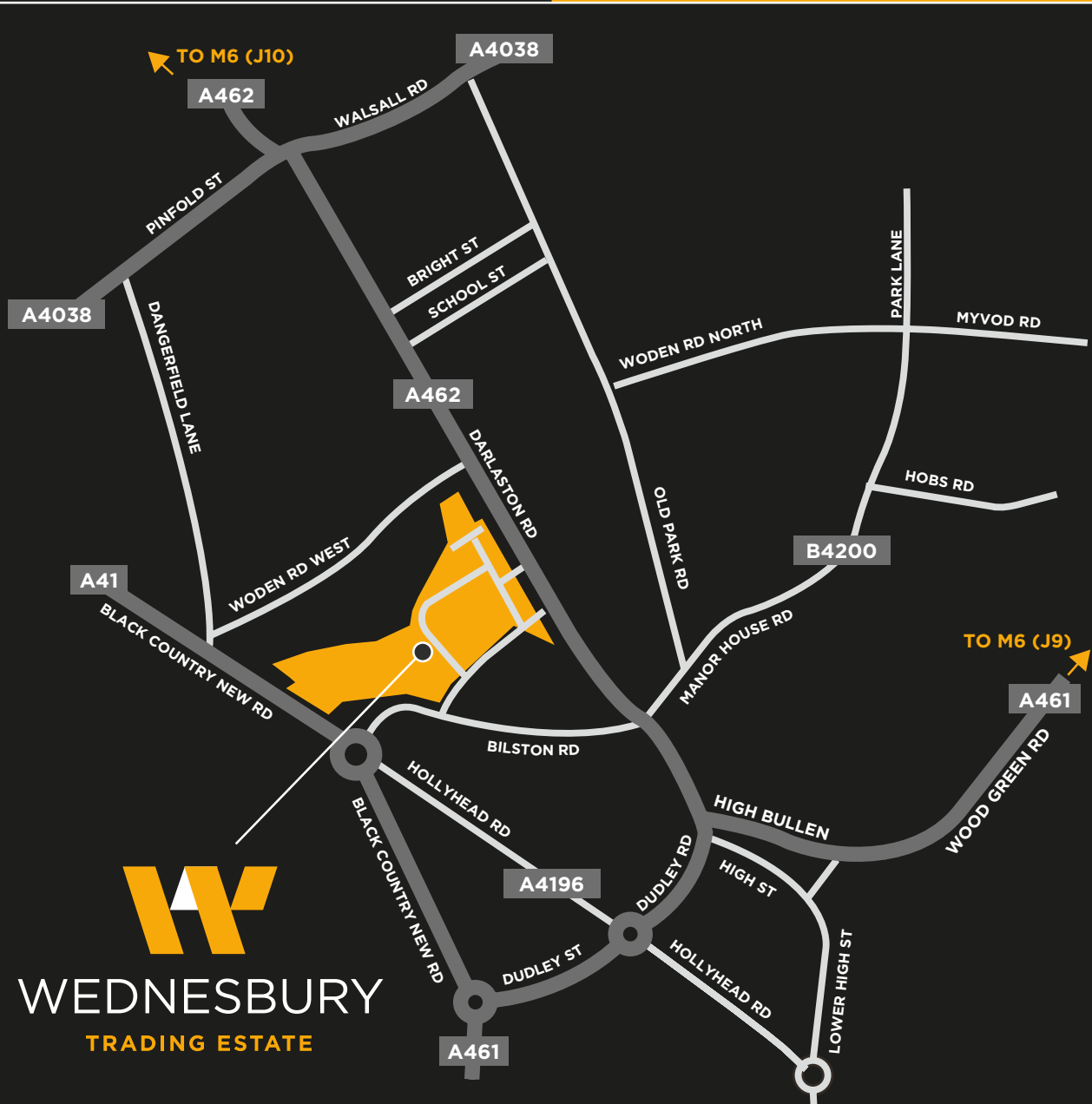
Wednesbury Trading Estate is situated between the main A41 Black Country New Road/ Holyhead Road and the A462 Darlaston Road, Wednesbury. The main entrance to the estate is off Patent Shaft Roundabout, opposite Britannia Park, with a secondary entrance off Darlaston Road.

The Estate lies within half a mile of Wednesbury Town Centre, approximately 2 miles from the M6 Motorway (Junction 9) and within 5 miles of the M5 Motorway (Junction 1).

[VIEW MAPS](#)

[VIEW AERIAL](#)

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- **MODERN REFURBISHED UNITS**
 - **EXCELLENT SECURITY PROVISIONS**
 - **EXCELLENT PUBLIC TRANSPORT LINKS**





A41
BLACK COUNTRY
NEW ROAD

WODEN ROAD WEST

**TO M6
(J10)**

A462
DARLASTON
ROAD

**TO M6
(J9)**



DESCRIPTION

The units are steel portal frame construction, with partially profiled cladding to external elevations, lined roofs and translucent skylights. In the main, the units benefit from the following advantages:

- Fluorescent, sodium or brand new LED lighting to the office and warehouse areas
- Toilet facilities
- Office accommodation
- Roller shutter door access

ESTATE FEATURES

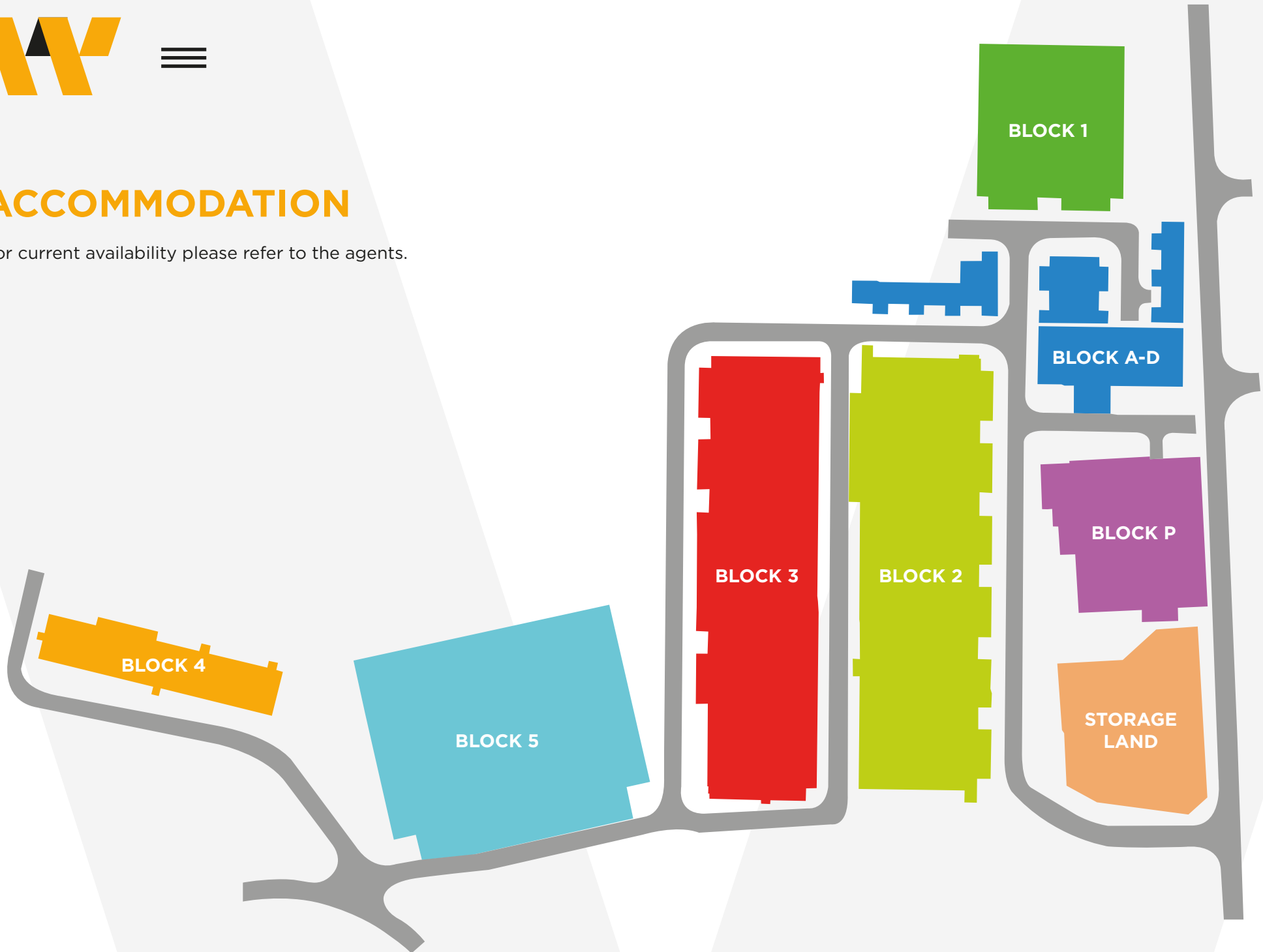
- Site is under new ownership
- Well known, established business location, well placed to service the West Midlands area
- Excellent site security provisions, including: fully fenced estate; electrically operated security gates; new, remotely monitored, high definition CCTV, including number plate recognition system; improved estate lighting
- Refurbished units have been configured to offer a variety of different sizes





ACCOMMODATION

For current availability please refer to the agents.







FURTHER INFORMATION

For current availability please refer to the availability schedule.

LEASE TERMS

The units are available on full repairing and insuring leases, for a term of years to be agreed.

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

Please refer to the availability schedule for the individual assessments.

SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available, however, interested parties are advised to check availability with the relevant utility companies.





VIEWINGS

ENERGY PERFORMANCE CERTIFICATE

Details of the EPCs are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

To arrange a viewing, or for further information, please contact the agents:



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CURRENT SCHEDULE OF AVAILABILITY

BLOCK/UNIT	FLOOR AREA (sq ft)	RENT (PAX)	Rent PSF
Block 2: Unit 4	8,782	£65,865	£7.50
Block A-D: Unit 6	1,190	UNDER OFFER	
Block A-D: Unit 7	1,204	£12,040	£10.00
Block A-D: Unit 8	1,161	£11,610	£10.00
Block A-D: Unit 11	1,190	UNDER OFFER	
Block A-D: Unit 12	3,972	£39,720	£10.00
Block A-D: Unit 17	1,696	£16,960	£10.00

August 2024

Planning

The units are suitable for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) use. We are not aware of any hours use restrictions on the estate. However, interested parties should confirm with the relevant Planning Authority.

Viewing

Strictly by prior appointment with Bulleys at their Oldbury Office - 0121 544 2121 or joint agents Harris Lamb

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