

TO LET

Leasehold

Industrial/Storage Unit

5,237 Sq Ft (486.57 Sq M)



**Unit 6 & 7, Portway Road,
Wednesbury, WS10 7DZ**



UNIT 6 & 7, PORTWAY ROAD



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Wednesbury, WS10 7DZ**



A three bay industrial/storage unit with an internal yard area, approximately 2 miles from J9 of M6.

- 5,237 sq ft (486.57 sq m)
- Internal yard area approx 1,784 sq ft
- Eaves height 3 m rising to 5.17 m
- Small reception, 1st floor office and WC facilities
- Three phase electricity
- Two roller shutter doors for vehicle access, approximately 3.84 m high x 6.63 m wide and 3.5 m high x 3.5 m wide



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Approximate Travel Distances



Locations

- Junction 9 M6 2 miles
- Wednesbury 0.5 miles
- Birmingham 9 miles

Sat Nav Post Code

- WS10 7DZ

Location

Unit 6 & 7, Portway Road is adjacent to a number of industrial and trade counter businesses, including Frazer, Duright Engineering Ltd and Phoenix Traders UK Ltd. The property is located just off Steel Roundabout, interlinking the A41 Black Country New Road with the A461 Dudley Street. Access to the motorway network is good, with Junction 9 of the M6 approximately 2 miles. Wednesbury town centre is approximately 0.5 miles.

Description

The property comprises a three bay industrial/storage unit with an internal yard area, previously used as a car wash premises. The property has been built with brick elevations and steel frame, surmounted by a timber truss roof incorporating lined asbestos cement roof sheets and translucent roof lights. The centre bay is of steel frame construction with a felted roof. The eaves height in the unit ranges from 3 m rising to 5.17 m. Two roller shutter doors provide vehicle access from Portway Road. Internally there is a small reception area, first floor office and WC.



Nearest Stations

- Bescot Stadium 2.8 miles



Nearest Airports

- Birmingham Int 20.6 miles

Accommodation

Description	Sq M	Sq Ft
Industrial/Storage	486.57	5,237

Rent

£18,500 per annum exclusive of VAT.

Tenure

Leasehold.

Business Rates

Rateable Value £9,800

Services

We understand that mains water, drainage and electricity are all available to the premises.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

EPC

An EPC will be ordered and provided on receipt.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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Particulars dated February 2020. Photographs dated February 2020.

