



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL PREMISES

**3,084 sq ft
(286 sq m)**



NEW CROSS STREET, WEDNESBURY, WS10 7ST



◆ Detached building

◆ Junction 9 of M6 motorway
approximately 1.5 miles distant.

◆ Located off Darlaston Road
(A462).

◆ Flexible lease terms available.

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LOCATION

The property is situated in New Cross Street near to the corner of Platt Street, just off the A462 Darlaston Road. Wednesbury Town Centre is approximately 0.5 miles to the south-east and access to Junction 9 of the M6 motorway is 1.5 miles distant, via the A461 Wood Green Road, which provides access to the local and national motorway networks.

DESCRIPTION

The premises comprises a workshop with office accommodation to the front and first floor.

The workshop comprises an 'L-shaped' workshop unit constructed of a combination of steel portal frame and steel truss roof incorporating translucent roof lights, with brick/blockwork elevations and a concrete floor. The minimum eaves height is approximately 11'5" (3.5m) rising to 14'1" (4.3m). The unit is divided by a central wall with an opening between. Vehicular access to the unit is via a roller shutter door measuring approximately 13'9" (4.2m) wide by 6'10" (2.1m) high with a separate pedestrian access door into the reception/office area, both located on the front elevation.

The front section of the building is two storey with a flat roof over, incorporating a reception area, small kitchenette and WC facilities with two offices to the first floor and WC facilities. The property benefits from a security shutters over the main entrance door and windows and a security gate across the roller shutter door. 3-phase electricity is provided and gas is available.

ACCOMMODATION

Gross internal areas approximately:-

	Sq Ft	Sq M
Unit	3,084	286

OUTSIDE

To the front of the unit is a surfaced concrete forecourt for loading/unloading and parking for approximately 4 vehicles.

RENTAL

£24,650 per annum exclusive.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

Rateable Value:	£16,750
Rates Payable:	£8,358.25 (2026/27)

The above rates payable figure does not take into account any small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commission and will be available shortly.

WEBSITE

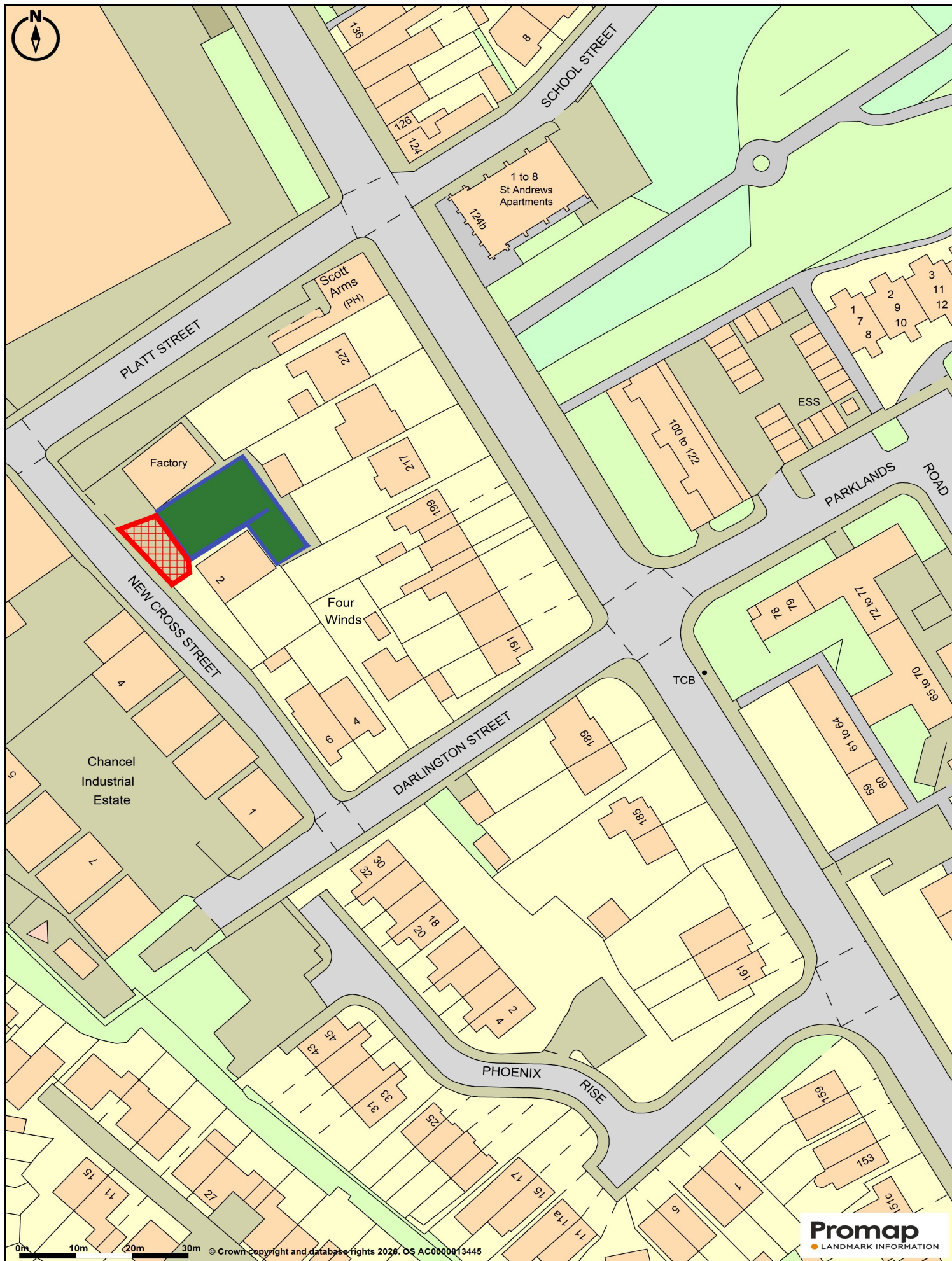
Aerial photography and further information is available at bulleys.co.uk/newcrossst.

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.

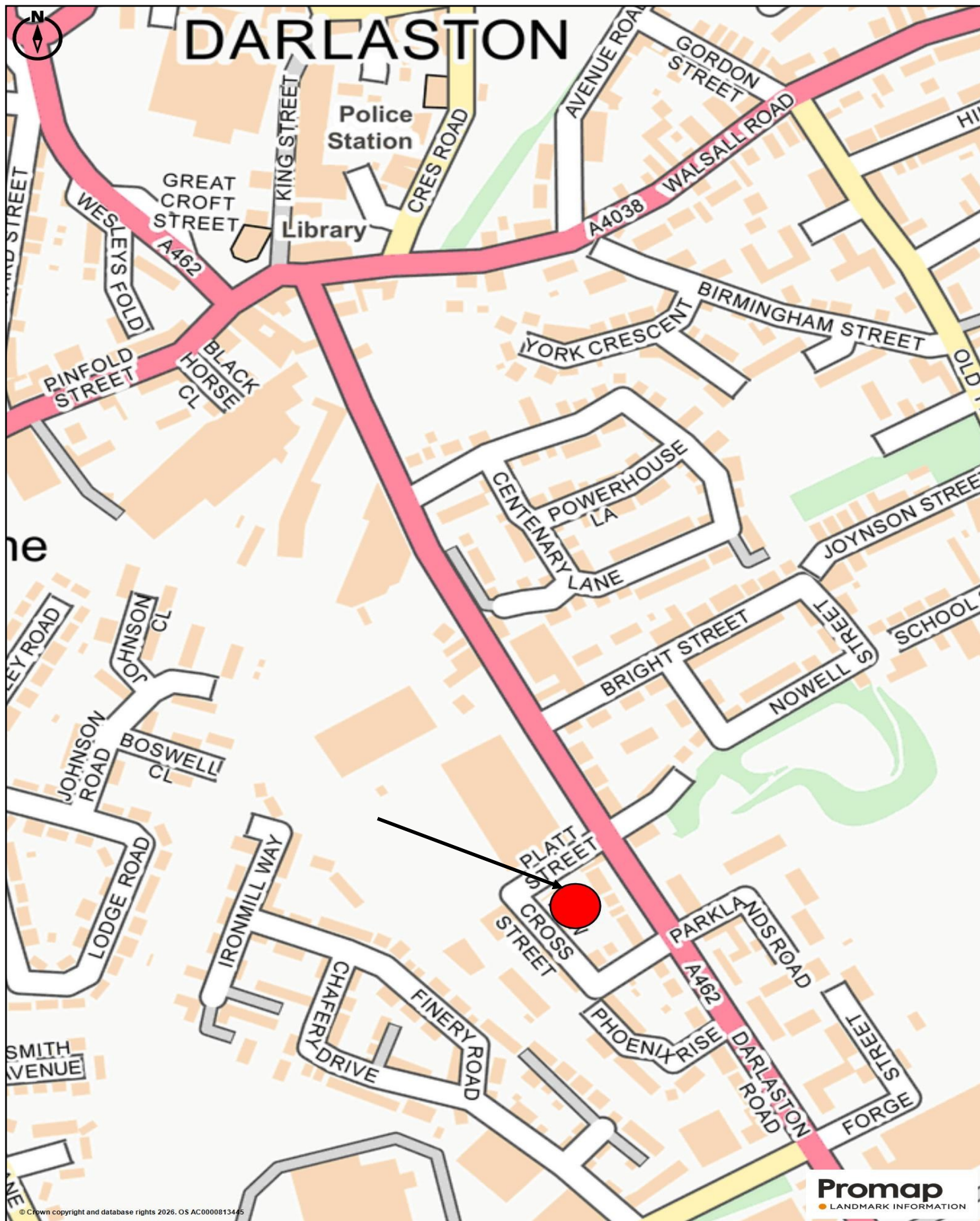
Details prepared: 05/2026





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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