



# TO LET

Warehouse/Industrial Unit

9,413 sq.ft (874.5 sq.m)

Block D Bay 4 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
- Electronic roller shutter door at the front and rear

**M** **M<sup>®</sup>Core**  
LCP UK

01384  
400123

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# Block D Bay 4 Bescot Estate, Wednesbury, West Midlands. WS10 7SG

| Areas (Approx. Gross Internal) |             |              |
|--------------------------------|-------------|--------------|
| Incs offices/ancillary areas   | 433 sq.ft   | (40 sq.m)    |
| TOTAL                          | 9,413 sq.ft | (874.5 sq.m) |

## Description

- Electronic roller shutter door at the front and rear
- Shared yard area at the rear
- Part of a secure, managed estate
- 5.6m eaves height
- Ceiling mounted gas heaters in the warehouse
- Offices are carpeted and CAT II lighting and electric convector heating is installed



**Rent**  
£71,000 pa.

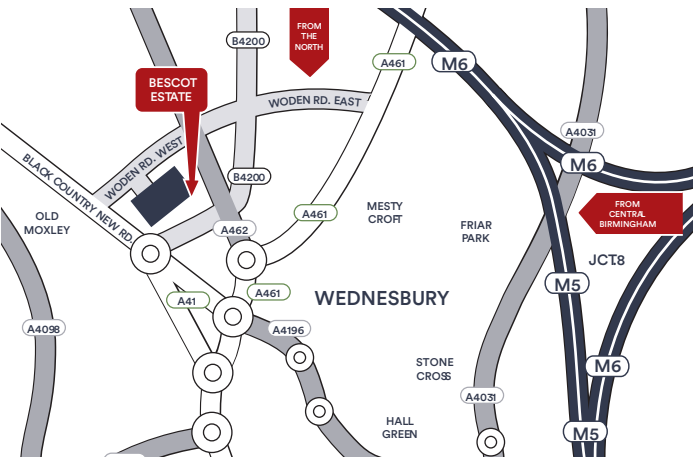
**Business Rates**  
Rateable Value: £57,500

**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**  
C70. 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:

**BULLEYS**  
  
0121 544 2121  
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