

UNIT 401

ACCESS 10 BUSINESS PARK

To Let

Industrial Warehouse Premises

- Within 1 mile of Junction 10 M6
- 5 Ground Level Loading Doors
- 40m Yard
- 66 Car Parking Spaces
- 8.43m Eaves to the Warehouse
- Secure Private Yard
- Available Immediately

59,924 sq ft

(5,567 sq m)

Wednesbury | WS10 8LQ





DESCRIPTION

The premises comprise a 2-bay steel portal framed unit, which has profiled metal clad elevations, incorporating approximately 15% translucent inserts.

The building provides:

- 5 ground level loading doors
- High bay sodium lighting
- 40m yard
- 66 car parking spaces
- 8.43m eaves to warehouse
- Two storey office
- Secure private yard
- Available immediately

AXCESS 10
BUSINESS PARK

UNIT 401



SCHEDULE OF ACCOMMODATION

	AREA (SQ FT)	AREA (SQ M)
WAREHOUSE	53,099 sq ft	4,983 sq m
GROUND & FIRST FLOOR OFFICES	6,885 sq ft	634 sq m
TOTAL GIA	59,924 sq ft	5,567 sq m

BUSINESS RATES

Rateable Value: £260,000 (2023).

EPC

The property has an EPC certificate rating - C-69.

RENT

Upon application.

MONEY LAUNDERING

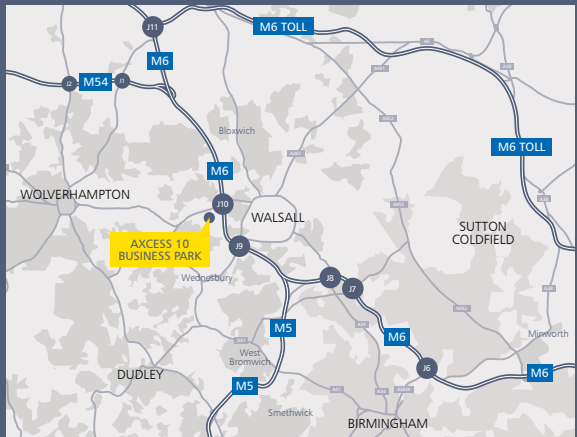
Interested parties will be required to submit information to comply with the latest Anti-Money Laundering checks prior to lease completion.



LOCATION

The premises is located on the Access 10 Business Park which is accessed from Bentley Road South or Marshland Way off the A454 Black Country Route

The property is less than 1 mile from Junction 10 of the M6 motorway. Birmingham City Centre lies approximately 10 miles to the south east, while Wolverhampton is located approximately 5 miles to the west.



For more information, please contact the joint agents:

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