

Newly Refurbished Industrial Unit

# Britannia Point.

📍 PATENT DRIVE,  
WEDNESBURY,  
WS10 7XD.

57,421 sq ft



**FOLKES PROPERTIES** 1697

**TO LET**

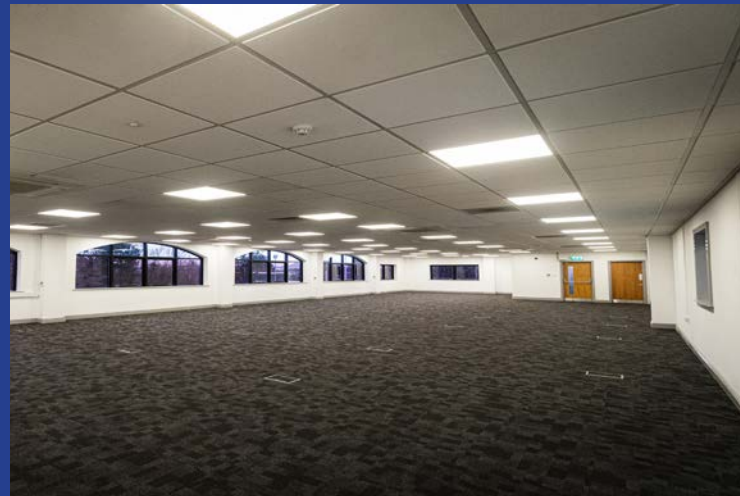
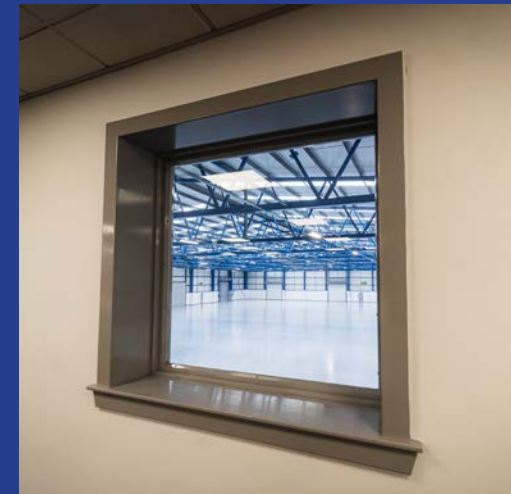
[www.folkesproperties.com](http://www.folkesproperties.com)

# Britannia Point.

The property comprises a modern detached distribution warehouse being of steel frame construction with profile steel clad elevations above brick (2.4m) and profile steel clad roof incorporating intermittent roof lights. The warehouse has a minimum height to the underside of frame of 7.2m with maximum height to the underside of eaves of 9m. The warehouse has the benefit of LED lighting. Vehicular access is via a series of loading doors on 3 elevations including 7 ground level doors and 8 dock loading doors. The warehouse has the benefit of 3 external canopies and is also accessed by way of a 360 degree circulation yard via secure gates.

Two storey office accommodation is located to the front of the building which provides a combination of partitioned and open plan accommodation across both floors having the benefit of suspended ceilings with inset lighting, carpet tiled floors, double glazed windows and a climate cooling/heating system plus gas radiator heating. Male and female WC accommodation and kitchen facilities are provided on each floor. A locker room/canteen area is provided at ground floor level with immediate access to the warehouse. An 8 person (630kg) passenger lift provides access to the first floor.

**Open span building**  
lending itself to a multitude of alternate uses





the metal centre

currys

MSC

ELECTRICALS  
ELECTRICAL

West Brom

Dreams

Wednesbury Parkway Metro

Wednesbury Town Centre

JEWSON  
STYLA  
FRAZER

COMEX  
2000

BUNZL

A41

M6

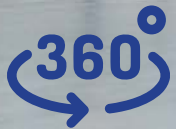
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Direct Line

Britannia Point

**At the core of modern industrial network.**

# Key Features.



360 Circulation yard.



8 Dock loading doors



Excellent Motorway Links



Warehouse LED lighting



EPC rating B



Secured fence yard



7 Ground level loading doors



Minimum height of 7.2m



2 Storey office accommodation



High Power Supply

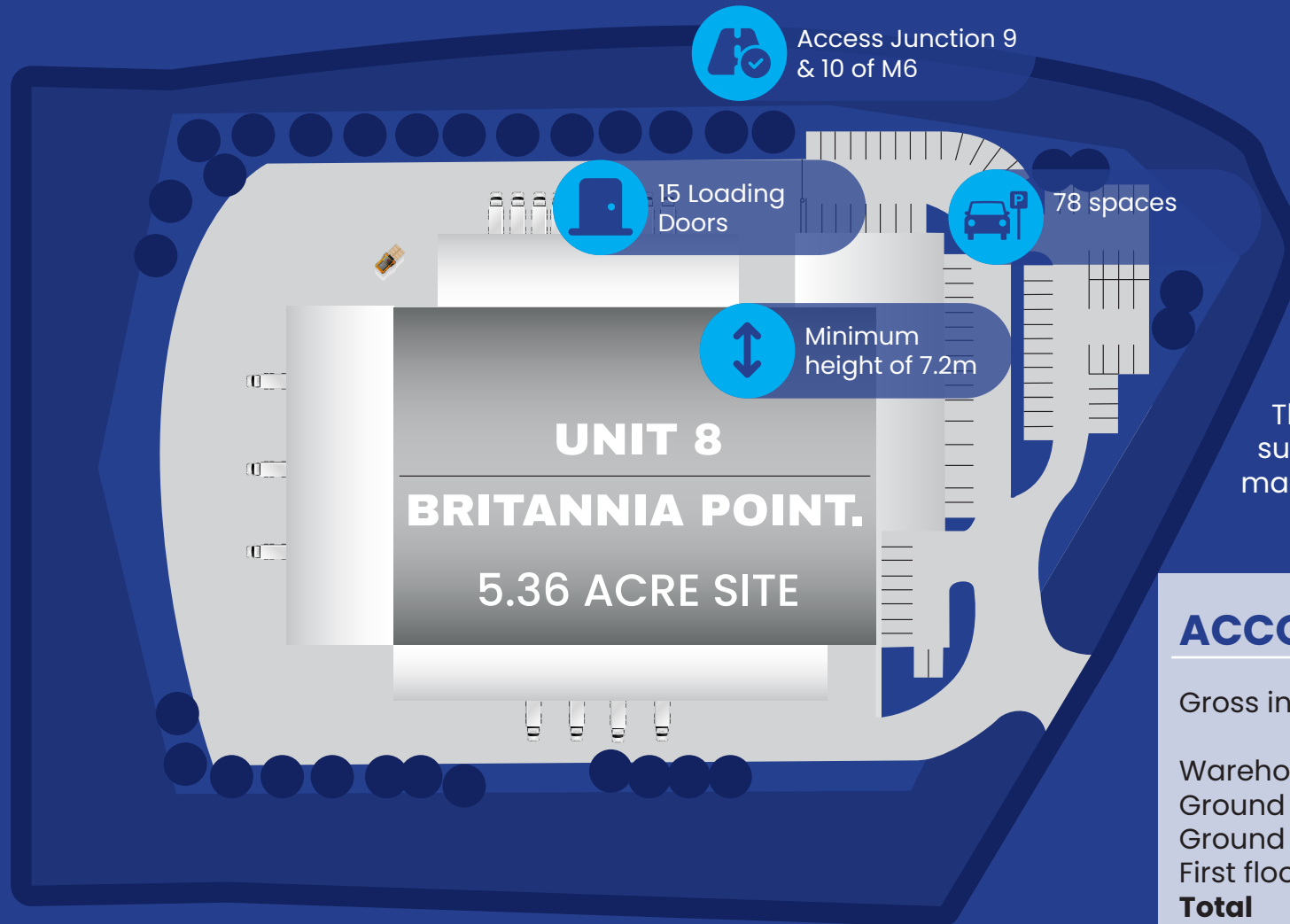


Cycle parking



78 Marked parking spaces

# Unit Layout.



## OUTSIDE SPACE.

The loading areas are spread across three of the units' elevations, with yard depths of up to 35m. In front of the offices, there is a surfaced and marked car park with 78 spaces (including four disabled spaces). Access is provided through a security barrier with separate access to the rear loading yard.

## FURTHER OPPORTUNITY.

The unit sits adjacent to a fenced and surfaced 0.5 acre yard which can be made available with the subject unit via way of negotiation.

## ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	45,523	4,229
Ground & first floor offices	10,490	9,746
Ground floor store	704	65
First floor plant room	704	65
<b>Total</b>	<b>57,421</b>	<b>5,335</b>

# 360° Yard.

UNIT **8**

**BRITANNIA POINT.**

## **LEASE TERMS.**

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

## **SERVICE CHARGE.**

No service charge on this site.

## **PLANNING.**

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 2200.

## **RATES.**

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

**Rateable Value:** £332,500.00

**Rates Payable:** £170,240.00 (2022/23)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 0121 569 2200.

## **EPC.**

An EPC has been carried out on the premises and awarded a grade: B39

# BRITANNIA POINT.

PATENT DRIVE,  
WEDNESBURY,  
WS10 7XD.

**INDUSTRIAL:** 57,421 SQ FT ON 5.36 ACRE SITE

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UNIT 8  
BRITANNIA  
POINT.

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## TRANSPORT CONNECTIONS.

The site has excellent motorway access being just minutes from national motorway networks.

The property is located just before the entrance to Britannia Park, approximately 1.5 miles west of Junction 9 and 3 miles south of Junction 10 of the M6 via the adjoining A41 Black Country New Road.

### COMMUTER RAIL

TIPTON STATION  
BESCOT STADIUM STATION

### DRIVE

7 MIN  
13 MIN

### DISTANCE

4.0 MILES  
10.0 MILES

### AIRPORT

BIRMINGHAM INTERNATIONAL

### DRIVE

36 MIN

### DISTANCE

24.7 MILES

### MOTORWAY

JUNCTION 9 M6  
JUNCTION 10 M6  
JUNCTION 1 M6

### DRIVE

3 MIN  
6 MIN  
8 MIN

### DISTANCE

1.5 MILES  
3.0 MILES  
5.0 MILES

### 1 MILE

POPULATION  
HOUSEHOLDS

29,587  
11,926

### 3 MILES

292,894  
116,168

# Heart of the Midlands.



**BULLEYS**

CHARTERED SURVEYORS

**BULLEYS**

Max Shelley  
07881 948 908  
EMAIL: max.shelley@bulleys.co.uk



savills

**SAVILLS**

Christian Smith  
07808 784 789  
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