

TO LET /MAY SELL

WEDNESBURY 280

Woden Road West, Wednesbury, WS10 7SF

M6 J10

M6 J9

LIDL

B&Q

DFS

IKEA

RECENTLY REFURBISHED

Fully fitted warehouse & office premises

110,409-
283,985 sq.ft

(10,257 - 26,383 sq.m)

LOW OCCUPATIONAL COSTS

WEDNESBURY
280

THE TRADE
CENTRE UK

THE COTSWOLD
COMPANY

PEPPERL+FUCHS

M6 J10
4.1 MILES

M6 J9
2.4 MILES
M5 J1
5.1 MILES

BLACK COUNTRY NEW ROAD A41

AMAZON

BLACK COUNTRY NEW ROAD

Description

The refurbished premises consist of a multi-bay industrial/warehouse unit of steel frame construction with solid concrete floor.

There are 29 level access roller shutter doors on the side and end elevation and the property benefits from a dock leveller on the front elevation together with a weighbridge which could be converted into a further dock leveller by separate negotiation.

The front of the premises is a multi-storey office block of concrete frame construction with brick in-fill and aluminium windows.

There is secure parking to the front of the property with additional spaces available in an underground facility for a number of cars.

The building provides 360 degree access together with a large secure yard.

Specification

- 29 loading doors
- 6m eaves
- Potential for up to 800 kVA
- 105 car parking spaces
- Ability to add 2 dock doors
- Yard/Loading to 4 elevations

Rent

Price upon application

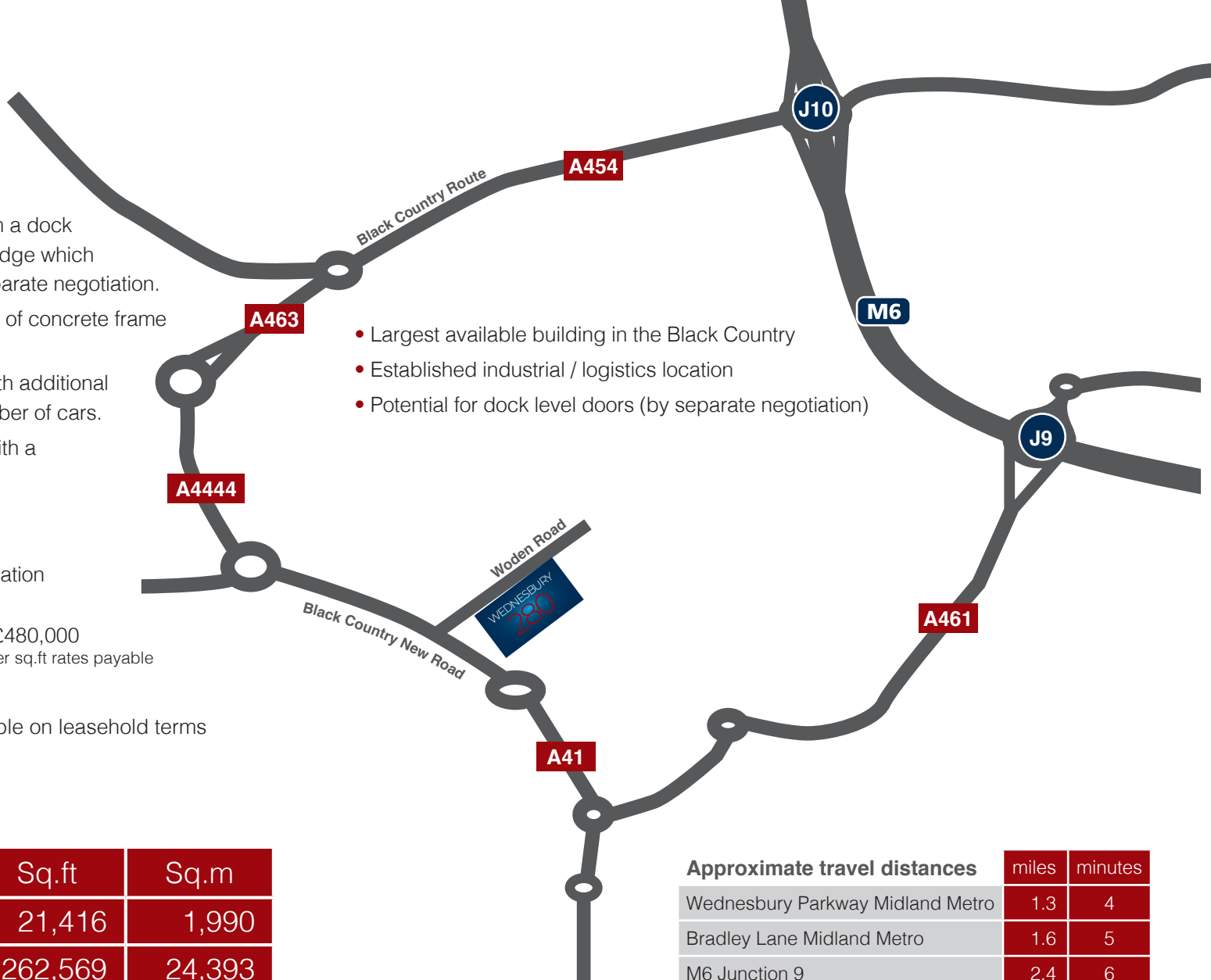
Rates

Rateable Value: £480,000

Approximately 85p per sq.ft rates payable

Terms

The unit is available on leasehold terms



Accommodation Schedule

	Sq.ft	Sq.m
Offices/Toilets/Reception	21,416	1,990
Warehouse	262,569	24,393
Total	283,985	26,383

Approximate travel distances

	miles	minutes
Wednesbury Parkway Midland Metro	1.3	4
Bradley Lane Midland Metro	1.6	5
M6 Junction 9	2.4	6
M6 Junction 10	4.1	7
M5 Junction 1	5.1	9
Wolverhampton	5.4	16
Birmingham	13.6	22
Birmingham Airport	22.0	28

Source: Google Maps February 2020

Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

An EPC has been carried out on the unit.
The unit has been assessed as follows:- E (101).
Further information available upon request.

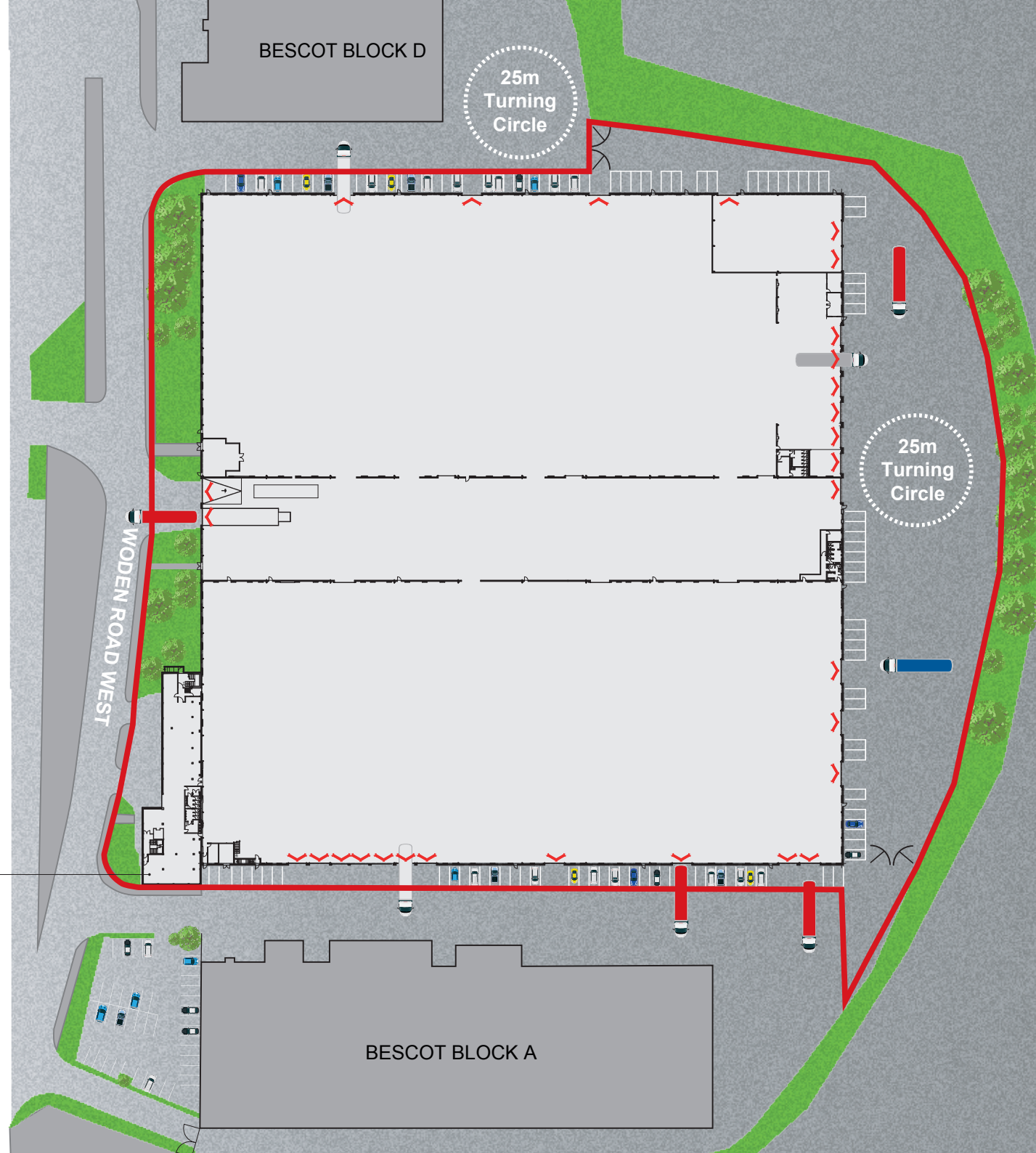
Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Offices



*Plans are not to scale and are for identification purposes only.





Warehouse



Offices



Front elevation and offices



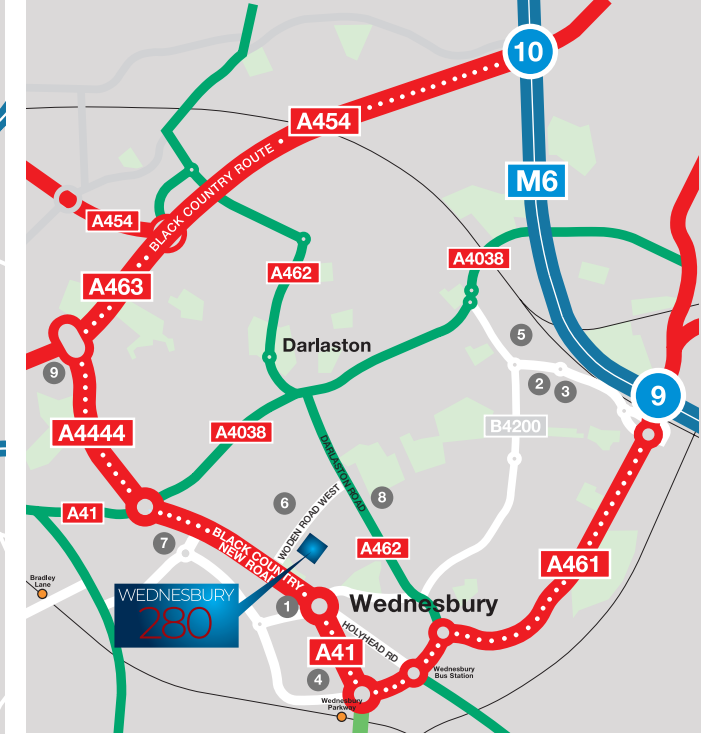
**View
Aerial
Tour**

Secure yard

WEDNESBURY 280

Location

Wednesbury 280 is located in an established industrial location off Woden Road West, just off the Black Country New Road (A41) and is situated approximately 3.5 miles south east of Wolverhampton City Centre, 9 miles north west of Birmingham City Centre and 3 miles north west of West Bromwich.



Viewing

Strictly via prior appointment with the appointed agents:



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Sat Nav Ref:

WS10 7SF

Local occupiers include:

- 1 AMAZON
- 2 B&Q
- 3 DFS
- 4 DREAMS
- 5 IKEA
- 6 THE COTSWOLD CO.
- 7 COMPLETE DISTRIBUTION & LOGISTICS
- 8 THE TRADE CENTRE UK
- 9 WIGGLE
- 10 LIDL

MISREPRESENTATION ACT 1967

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