



# WEDNESBURY TRADING ESTATE

WEDNESBURY · WEST MIDLANDS · WS10 7JN

[www.wednesburytradingestate.co.uk](http://www.wednesburytradingestate.co.uk)



**MODERN INDUSTRIAL/WAREHOUSE UNITS TO LET**

From 1,200 – 44,120 sq ft (111 – 4,099 sq m)

- Modern refurbished units
- Excellent security provisions
- Excellent public transport links

## LOCATION

Wednesbury Trading Estate is situated between the main A41 Black Country New Road/Holyhead Road and the A462 Darlaston Road, Wednesbury. The main entrance to the estate is off Patent Shaft Roundabout opposite Britannia Park with a secondary entrance off Darlaston Road. The Estate lies within half a mile of Wednesbury Town Centre, approximately 2 miles from the M6 Motorway (Junction 9) and within 5 miles of the M5 Motorway (Junction 1).

## DESCRIPTION

The units are of steel portal framed construction with part profile clad external elevations with lined roofs incorporating translucent roof lights. Please refer to the enclosed schedule for specific eaves heights.

The units in the main benefit from the following:

- **Fluorescent/sodium lighting/brand new LED lighting to the offices/warehouse area**
- **Toilet facilities**
- **Office accommodation**
- **Roller shutter door access**

## ESTATE FEATURES

- Site under new ownership
- Well known established business location well placed to service the West Midlands area
- Excellent site security provisions including fully fenced estate, electrically operated security gates, new remotely monitored high definition cctv including number plate recognition system and improved estate lighting
- Refurbished units configured to offer a variety of different sizes



## ACCOMMODATION

For current availability please see attached availability schedule.

## LEASE TERMS

The units are available on full repairing and insuring leases for a term of years to be agreed.

## SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

## BUSINESS RATES

Please refer to the enclosed schedule for the individual assessments.

## SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.



- Block 1
- Block 2
- Block 3
- Block 4/5
- Blocks A-D
- Block P











## ENERGY PERFORMANCE CERTIFICATE

Details of the EPC's are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## VIEWING

Strictly via the joint sole agents:

THOMAS MORLEY



E: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)

T: 0121 213 6010

M: 07921 974 139

MAX SHELLEY



E: [max.shelley@bulleys.co.uk](mailto:max.shelley@bulleys.co.uk)

T: 0121 544 2121

M: 07881 948908

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 03/19



## WEDNESBURY TRADING ESTATE AVAILABILITY SCHEDULE MARCH 2019

Unit	Sq. ft.	Rent (PSF)	Rent (PA)	Comments
Block 2: Unit 3	6,427	£5.50	£35,349	
Block 3: Unit 3	7,942	£5.50	£43,681	
Block A-D: Unit 3	1,772	£6.00	£10,632	
Block A-D: Unit 10	1,190	£6.00	£7,140	
Block A-D: Unit 11	1,374	£6.00	£8,244	<b>UNDER OFFER</b>
Block A-D: Unit 17	1,696	£6.00	£10,176	
Block P	46,490	On application	On application	

**Contact:**

**Our joint agents:**

**Bulleys (Oldbury)**

**Harris Lamb  
Thomas Morley  
0121 455 9455  
thomas.morley@harrislamb.com**

**SUBJECT TO CONTRACT**

