



M Multipark BESCOT

TO LET Industrial/Warehouse Unit
150,612 sq.ft (13,992 sq.m)

Block B Bay 2 & Block C, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SF

• To be refurbished • Extensive rear yard • Secure estate • Easy access to Black Country New Road (A41) and other major arterial routes

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Areas (Approx. Gross Internal)		
Total	150,612 sq.ft	(13,992 sq.m)

Description:

- Large, secure external yard
- Minimum 6m eaves height
- 280 KVA
- 3 roller shutter doors with loading on two elevations
- To be refurbished

Rent
POA

Business Rates

Rateable Value £317,500.
Parties will need to make their own enquiries with Sandwell MBC.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

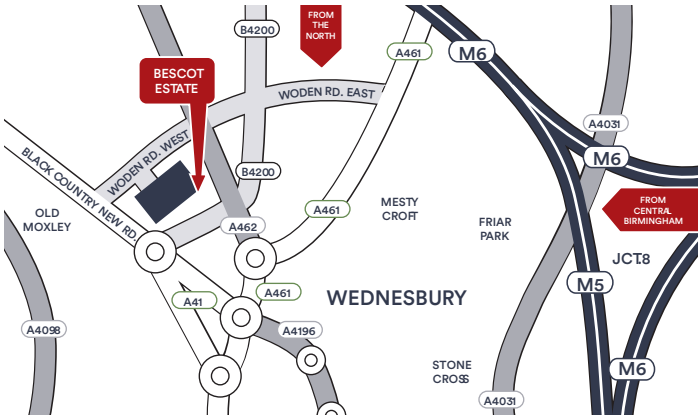
C:53. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

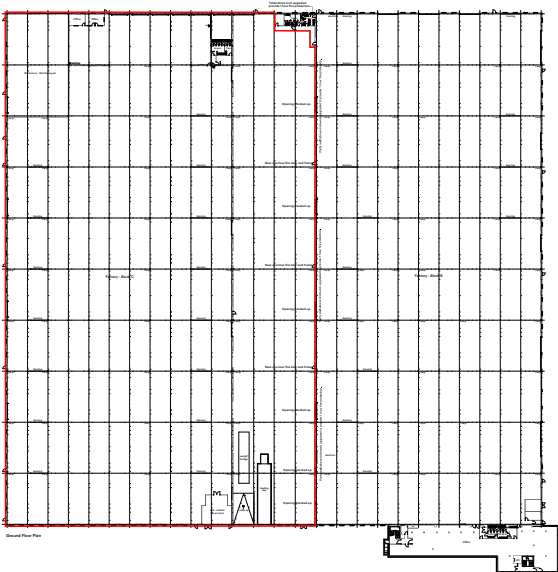
Legal and Surveyor Costs

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.



Redline indicates property internal demise



Viewing

Strictly via prior appointment with the appointed agents

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