



**Multipark** BESCOT 150

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



**M6 JUNCTION 9 - 2 MILES**



**TO BE EXTENSIVELY REFURBISHED  
AVAILABLE Q1 2026**

**Bescot 150, Bescot Industrial Estate,  
Woden Road West, Wednesbury, WS10 7SF**

**LCP.**  
part of MCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





**Bescot 150**, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SF

**TO BE EXTENSIVELY REFURBISHED**





# Bescot 150, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SF

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

## Description:

- To be extensively refurbished
- Full replacement of roof with modern insulated metal sheets
- LED lighting throughout
- Electronically operated roller shutter doors
- New Grade A office accommodation
- Separate staff parking area
- Large, secure external yard
- Minimum 6m eaves height
- 280 KVA
- 12 electrically operated roller shutter doors with loading on 2 elevations

## 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 with the premium to be recovered from the tenant.

## Energy Performance

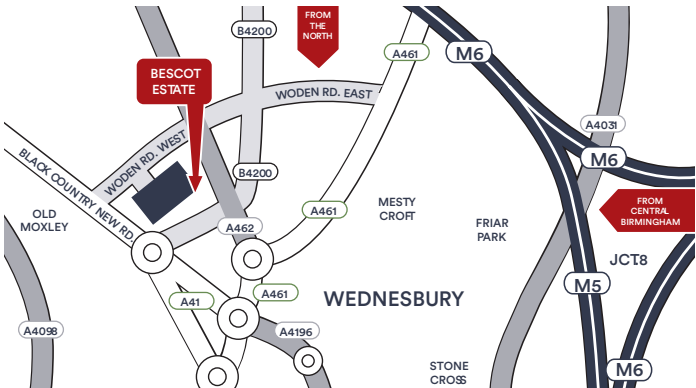
C:53. Further information available upon request.

## Planning

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

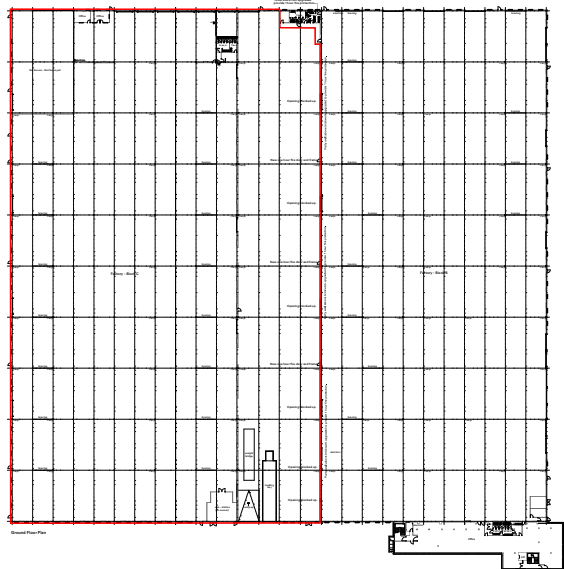
## Legal and Surveyor Costs

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



**Max Shelley**  
07881 948908  
max.shelley@bulleys.co.uk



**Paula James**  
07798 683 995  
PJames@lcpproperties.co.uk



**Nick Bryson**  
07553 680 122  
NBryson@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).