

# TO LET

# 1.1 ACRES OF YARD STORAGE SPACE

Woods Bank Estate, Woden Road West, Wednesbury, West Midlands, WS10 7SG



## Area

The site extends to approximately 1.1 acres.

## Description

- Open storage opportunity
- Can be surfaced/fenced – by negotiation
- Secure gated estate
- 24 hour tenant access
- Subject to planning

## Location

The proposed storage area is located at the rear of The Woods Bank Estate, a well established industrial area, and benefits from private access directly off the estate road. Access to the Estate is from Woden Road West, linking to Darlaston Road (A462) and the Black Country New Road, with easy access to the Motorway network via Junction 9 of the M6.

## Rent

POA

## Planning

All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

## Legal Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



**Viewing** Strictly via prior appointment with the appointed agents:



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