

**FULLY REFURBISHED
AVAILABLE MARCH 2026**



TO LET

Warehouse/Industrial Unit

13,407 sq.ft (1,246 sq.m)

Block A Bays 3 and 4, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SG

• 2 miles from M6 Junction 9 • Easy access to all other major routes • 6m eaves • Secure site

M **M[®]Core**
LCP UK

**01384
400123**

lcpgroup.co.uk



Block A Bays 3 and 4, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SG

Areas (Approx. Gross Internal)		
Total	13,407 sq.ft	(1,246 sq.m)

Description:

- Fully refurbished
- Double bay steel portal frame building
- 6m (19' 3") minimum eaves height
- 3 roller shutters with front and rear loading
- LED lighting throughout
- Front of house office accommodation
- Shared rear yard

Rent

POA

Business Rates

Rateable Value £61,500.
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

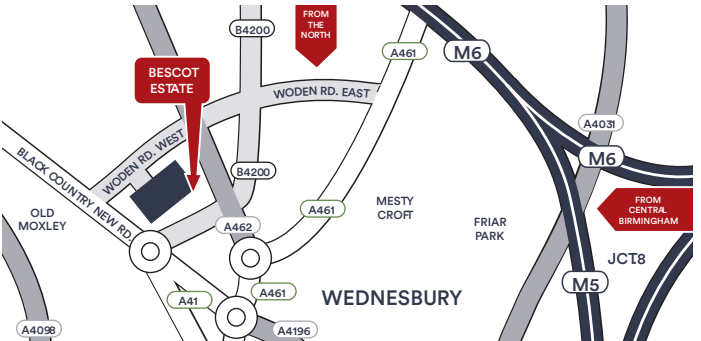
Rating C:57. Further information available upon request.

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.



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

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