



# TO LET

Warehouse/Production Unit

**46,971 sq.ft** (4,645 sq.m)

Building 4, Woods Bank Estate, Woden Road West, Wednesbury, West Midlands, WS10 7SG

• Secure estate • Building access on 2 elevations • 2 yards • 7m minimum eaves height

**M** **M<sup>®</sup>Core**  
LCP UK

**01384**  
**400123**

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



**Building 4**, Woods Bank Estate, Woden Road West, Wednesbury, West Midlands, WS10 7SG



# Building 4, Woods Bank Estate, Woden Road West, Wednesbury, West Midlands, WS10 7SG

Areas (Approx. Gross Internal)		
Warehouse	45,156 sq.ft	(4,195 sq.m)
Ground Floor Office	1,815 sq.ft	(168.6 sq.m)
TOTAL	46,971 sq.ft	(4,363 sq.m)

## Description

- Secure estate
- Building access on 2 elevations
- 2 yards
- Private parking
- Refurbished office space
- 7m minimum eaves height
- 5t crane for loading

## Rent

On application

## Rates

For further information and to clarify Business Rates costs, contact the Local Rating Authority, Sandwell Council Tel: 0121 368 1155.

## 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.



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 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).

## Energy Performance

Further information available upon request.

## Planning

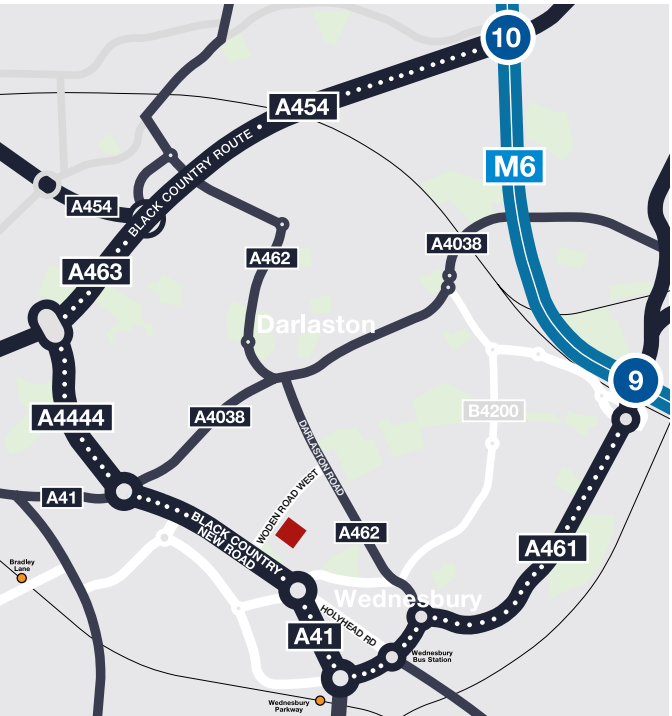
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## 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 prominently situated on Woden Road West within a well-established commercial area on the Woods Bank Estate, Wednesbury. The Black Country New Road (A41), A461 and A454 are nearby, providing direct access to junctions 9 and 10 of the M6 and wider West Midlands conurbation, including Wolverhampton (9 miles), West Bromwich (3 miles) and Birmingham beyond.



## Viewing

Strictly via prior appointment with the appointed agent



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



Nick Bryson  
07553 680122  
NBryson@lcpproperties.co.uk