



# 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** **MI Core**  
LCP UK

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## Areas (Approx. Gross Internal)

Warehouse	45,156 sq.ft	(4,195 sq.m)
Ground Floor Office	1,815 sq.ft	(168.6 sq.m)
<b>TOTAL</b>	<b>46,971 sq.ft</b>	<b>(4,363 sq.m)</b>

## 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.



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## Energy Performance

Further information available upon request.

## Planning

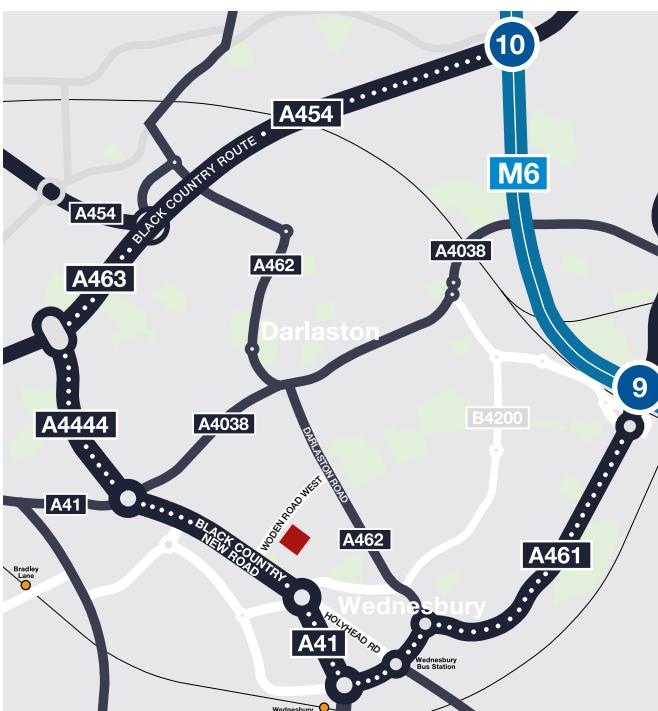
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## 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

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