

**WOODS**  
**BANK**<sub>08</sub>

**FULLY REFURBISHED**  
**AVAILABLE NOW**

**60,525 SQ FT**

THE WOODS BANK ESTATE  
WEDNESBURY WS10 7SU



IN  
GOOD  
COMPANY

a.f. blakemore  
& son ltc

Warburton's

MUCKLOW

Dreams

PALLET  
TRACK

müller

CEVA  
LOGISTICS

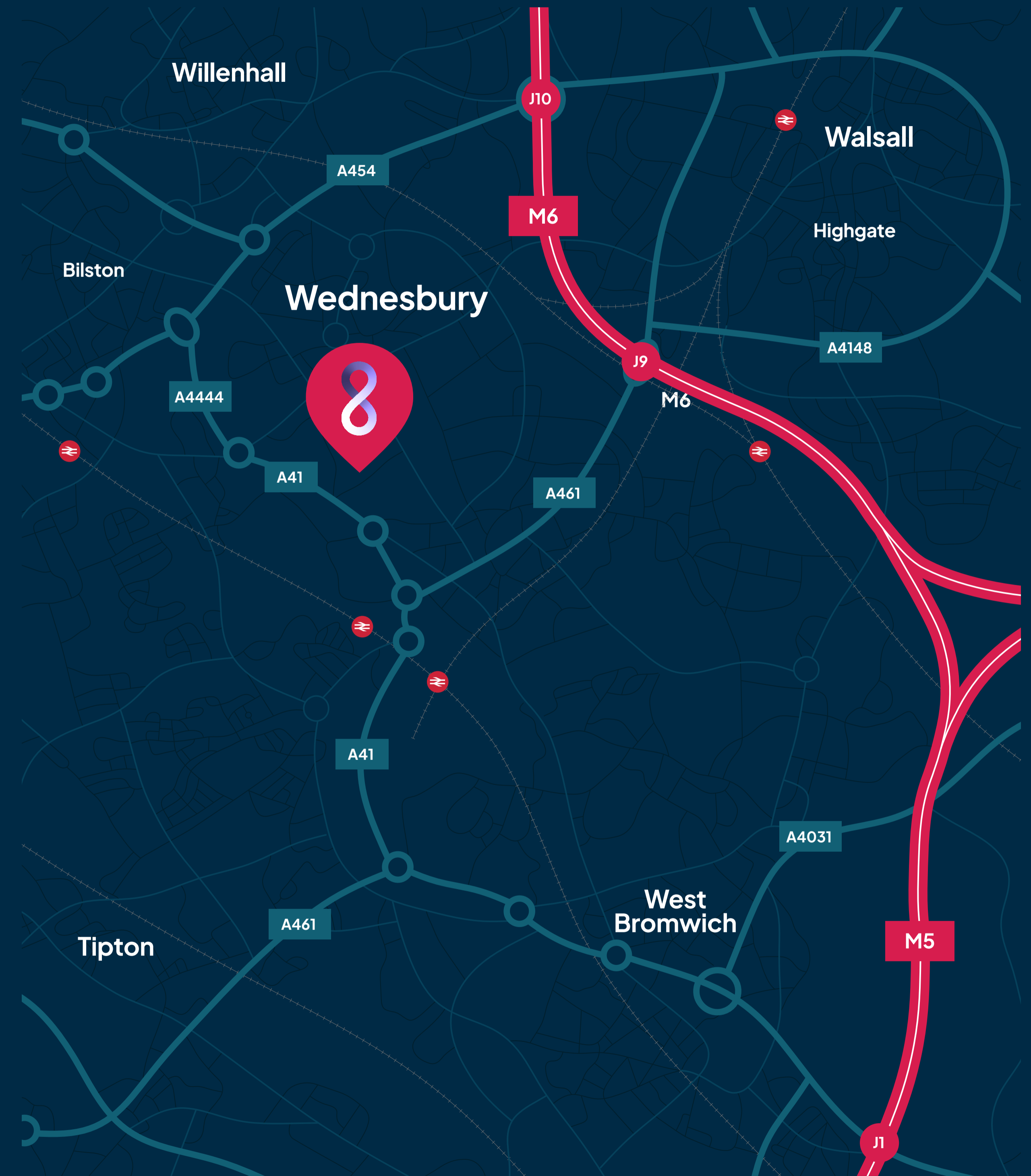
YODEL

Royal Mail

# ACCESSIBLE LOGISTICS LOCATION

The property is located in a prominent industrial zone, situated within the established Woods Bank Estate in Wednesbury. The estate is easily accessible via Woden Road West, which serves as a key connector to Darlaston Road (A462) and the Black Country New Road.

This strategic positioning ensures seamless integration with the wider transportation network. Notably, the property offers convenient access to major motorways, especially with Junction 9 of the M6 being in close proximity. This advantageous location makes it an ideal hub for businesses seeking efficient logistical connections and easy commuting options for their workforce.



Location	Miles	Mins
Wednesbury	1.5	4
🚧 M6 Junction 9	2.5	6
Walsall	4.5	16
🚧 M5 Junction 1	5.6	14
Wolverhampton	5.8	19
Birmingham	12	24
Coventry	30	40
Worcester	33	45



**86%**  
of the UK population is within a 4 hour drive



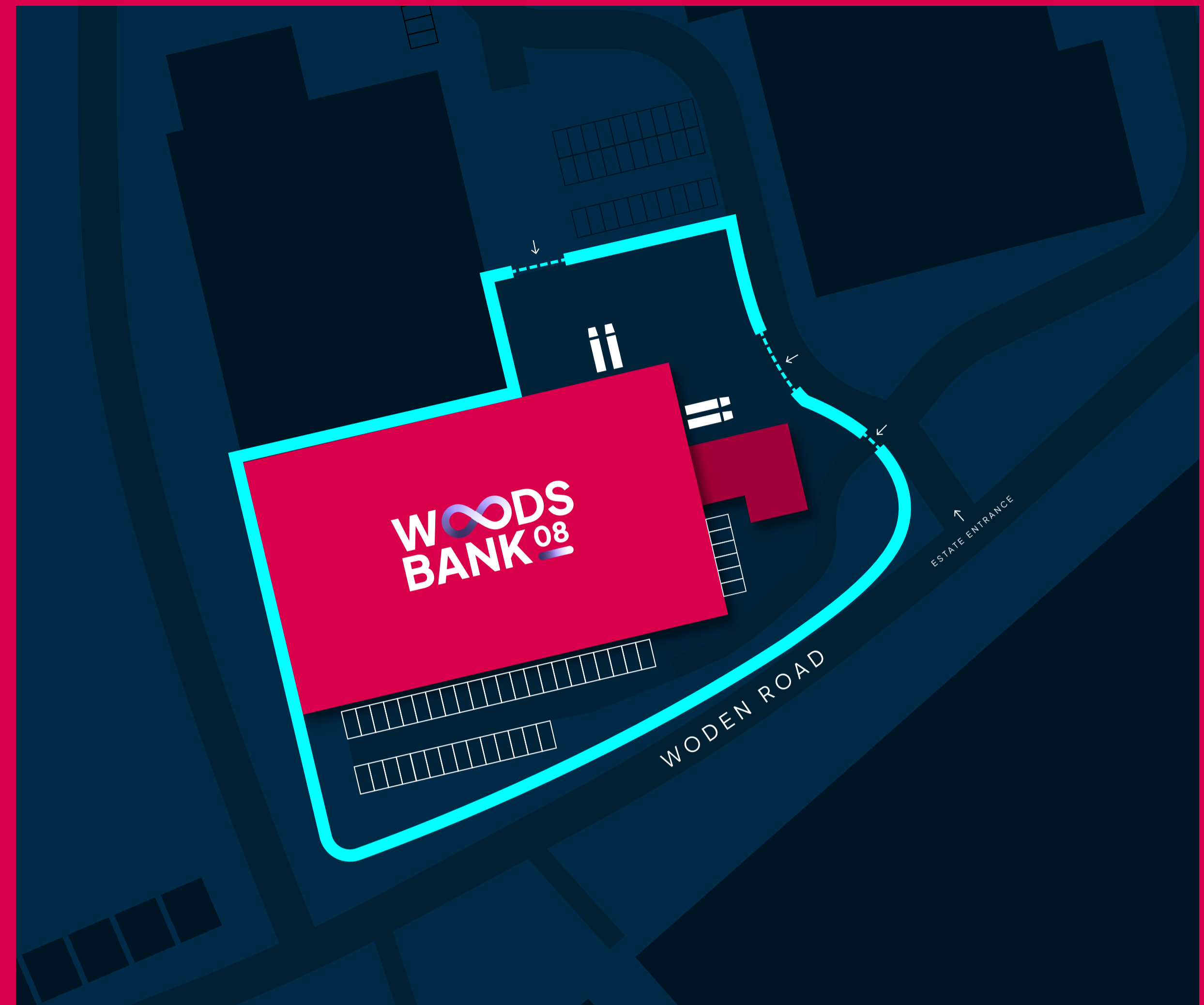
**65%**  
of Wednesbury area are in employment

# DESCRIPTION & ACCOMMODATION

This refurbished 60,525 sq ft unit property features 2 electric level access doors, 2 dock level doors, a two-story office block, secure yard, and separate staff parking.

	Sq Ft	Sq M
Warehouse Space	52,420	4,870
Office Space	8,105	753
<b>Total</b>	<b>60,525</b>	<b>5,623</b>

\* Approximate GIA



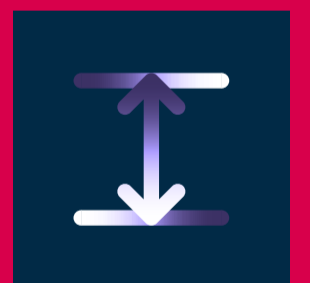
Secure Yard



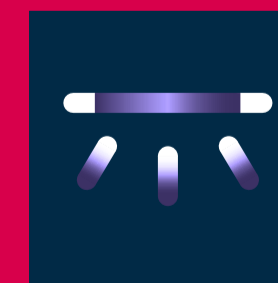
2 dock level doors



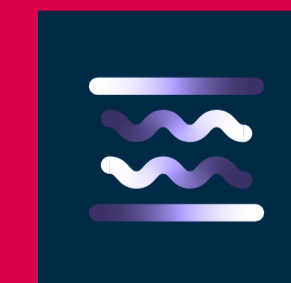
2 electric level access doors



Eaves Height 5.9m



LED lighting throughout



Gas fired warm air blowers



Refurbished office facilities



Plastisol colour coated steel clad roof

# FURTHER INFORMATION

## RENT

Price on application.

## BUSINESS RATES

Rateable Value: TBC  
Rates payable: TBC  
Sandwell Metropolitan Borough Council.

## SERVICE CHARGE

A service charge will be levied for the maintenance of common areas. Current Service Charge Budget for FY 23/24 is equivalent to £0.50 psf.

## INSURANCE

The landlord will insure the premises and recharge the annual premium to the tenant.

## PLANNING

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

## ENERGY PERFORMANCE

Further information available upon request.

## LEGAL & SURVEYOR COSTS

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

## CONTACT

Strictly via prior appointment with the appointed agent.

## DTRE

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## BULLEYS

CHARTERED SURVEYORS

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Further information – to include energy performance certificates and data site access is available upon request.

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