



Unit 2 Parkway Industrial Estate

Wednesbury | WS10 7WW

Modern Industrial/ Warehouse Unit

TO LET

75,309 sq ft (6,996 sq m)

**UNDER
REFURBISHMENT
AVAILABLE Q3 2023**



Established Industrial Location



Easy access to M6 and M5 motorways



Secure Yard Area



64 Car Parking Spaces

Parkway Industrial Estate is a modern estate in an established industrial location easily accessible from J9 M6 and J1 M5.

Unit 2 is prominently located on the Parkway Roundabout. This detached industrial/warehouse unit is being refurbished to provide the following specification:

- Steel portal frame construction
- 9.2m min clear working height
- LED lighting throughout
- Four level access loading doors
- Translucent roof panels
- First floor offices with undercroft (subject to occupier requirements)
- Reception area
- 43m private gated service yard plus separate car parking
- 64 car parking spaces
- EPC rating to be confirmed

APPEAR • WATER • PALMS Sat Nav: **WS10 7WW**



DISTANCES

J9 M6	2.2 miles
West Bromwich Town Centre	3.6 miles
J1 M5	4.2 miles
Birmingham City Centre	13 miles

Source: RAC Route Planner

IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. MAY 2023.

ACCOMMODATION

Floor	sq ft	sq m
Ground	70,401	6,540.29
First	4,908	455.96
Total (GIA)	75,309	6,996.25

(Area subject to confirmation)

TENURE

Available on a new FRI lease.

RENT

Rental terms upon application.

BUSINESS RATES

Rateable Value 2023
£407,500.

PLANNING

Planning consent for B1, B2 and B8 uses.

EPC

EPC rating to be confirmed.

VAT

VAT will be payable on the transaction.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.



On behalf of:



VIEWING

For further information or to view contact:



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