

WOODS
BANK₀₈

FULLY REFURBISHED
AVAILABLE NOW

60,525 SQ FT

THE WOODS BANK ESTATE
WEDNESBURY WS10 7SU



IN
GOOD
COMPANY

a.f. blakemore
& son Ltd

WarburtonS

MUCKLOW

Dreams

PALLET
TRACK

müller

CEVA
LOGISTICS

YODEL

Royal Mail

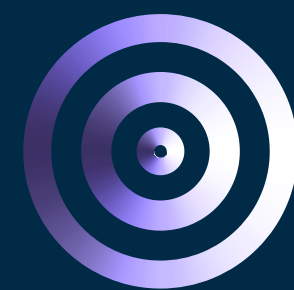
ACCESSIBLE LOGISTICS LOCATION

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



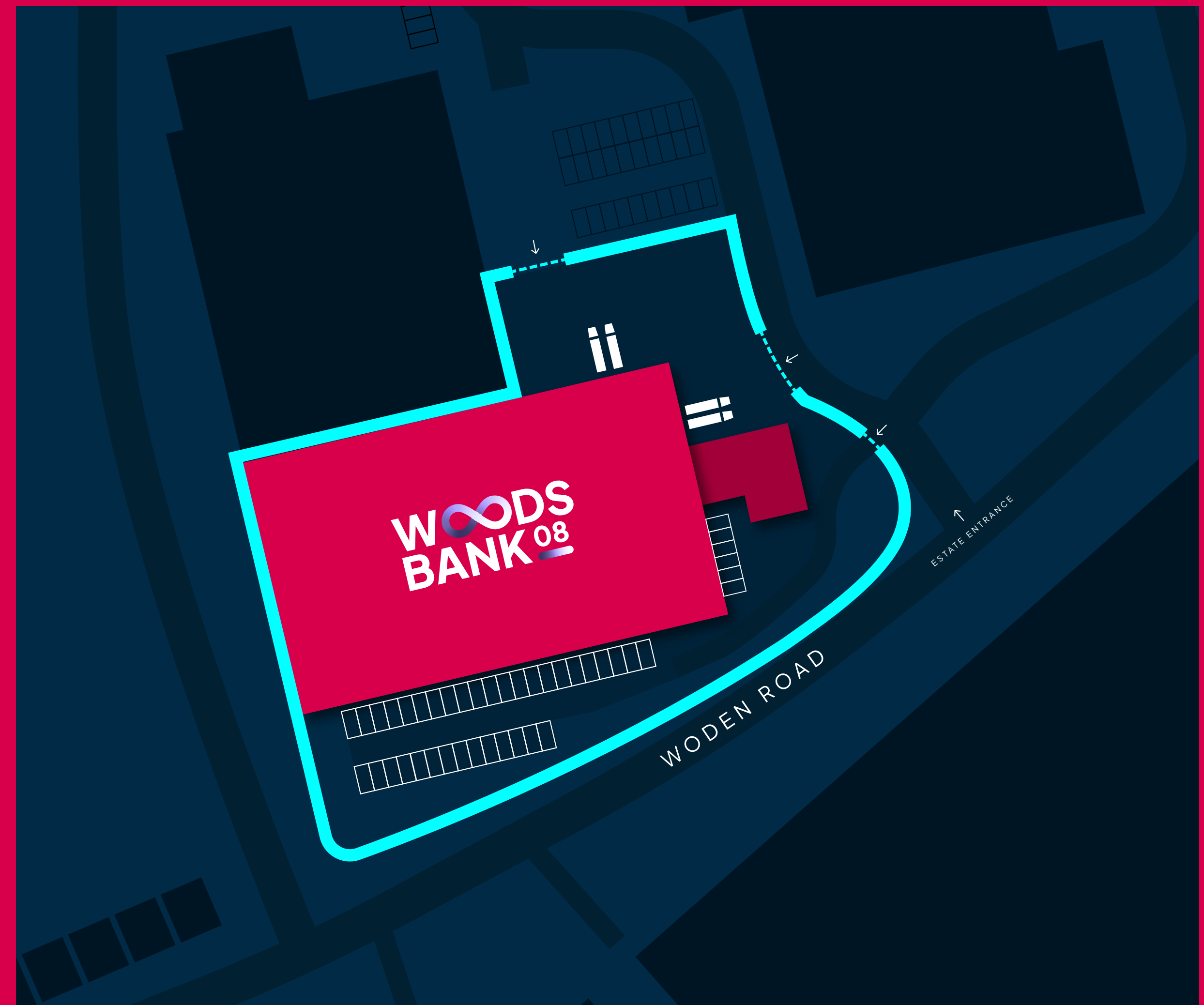
65%
of Wednesbury area are in employment

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
Total	60,525	5,623

* Approximate GIA



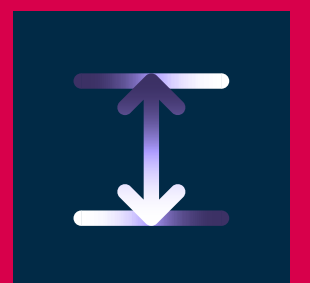
Secure Yard



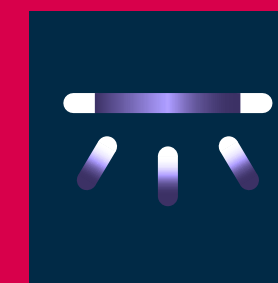
2 dock level doors



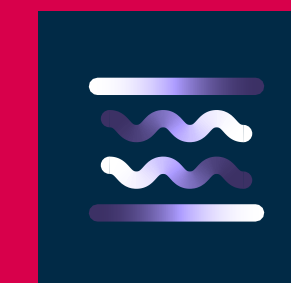
2 electric level access doors



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

Dowley Turner Real Estate LLP on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. January 2024. Designed by



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