



hexagon™
commercial property



- FULLY FITTED MOT TESTING BAY
- 10 ALLOCATED PARKING SPACES
- MODERN WAREHOUSE UNIT
- ROLLER SHUTTER ACCESS

INDUSTRIAL

2,260 SqFt (210 SqM)

£24,000 plus VAT per annum

Bays 3 & 4, Building 7, Wednesbury, WS10 7SU

TO LET



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Description

The property comprises a single-storey semi-detached workshop of steel frame construction with part brick and part profile steel clad elevations and a mono-pitched lined corrugated asbestos roof. The property benefits from five car parking spaces to the front and a further five spaces to the rear.

Location

The property is situated on Woods Bank Trading Estate which is situated on the northern side of Woden Road West in a predominantly industrial location not far from the A41 Black Country New Road. The property is located equidistant from the centres of Wednesbury and Darlaston and is approximately two miles to the west of junction 9 of the M5 motorway.

Accommodation

Gross Internal Floor Area - 2,260 Sq Ft

Rates

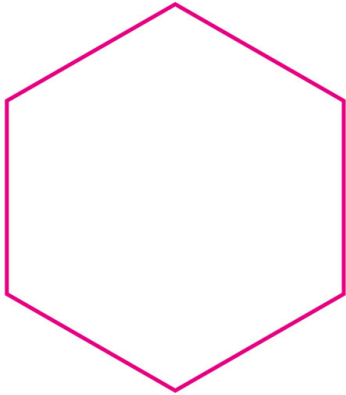
Rateable Value - £12,000

It is understood that the unit will benefit from 100% small business rate relief, the tenant should confirm this with the relevant local council.

Terms

The premises are to be let by way of a new lease on terms to be agreed.

Service Charge - £1,122 plus VAT



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