



WEDNESBURY

TRADING ESTATE

WEDNESBURY, WEST MIDLANDS WS10 7JN

PROMINENT INDUSTRIAL / WAREHOUSE UNITS TO LET **109,977 SQ FT**

CAN BE SPLIT TO PROVIDE 2 UNITS

UNIT B4 - 89,753 SQ FT | UNIT B5 - 20,224 SQ FT

PROMINENT POSITION OVERLOOKING THE BLACK COUNTRY NEW ROAD



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UNIT B4



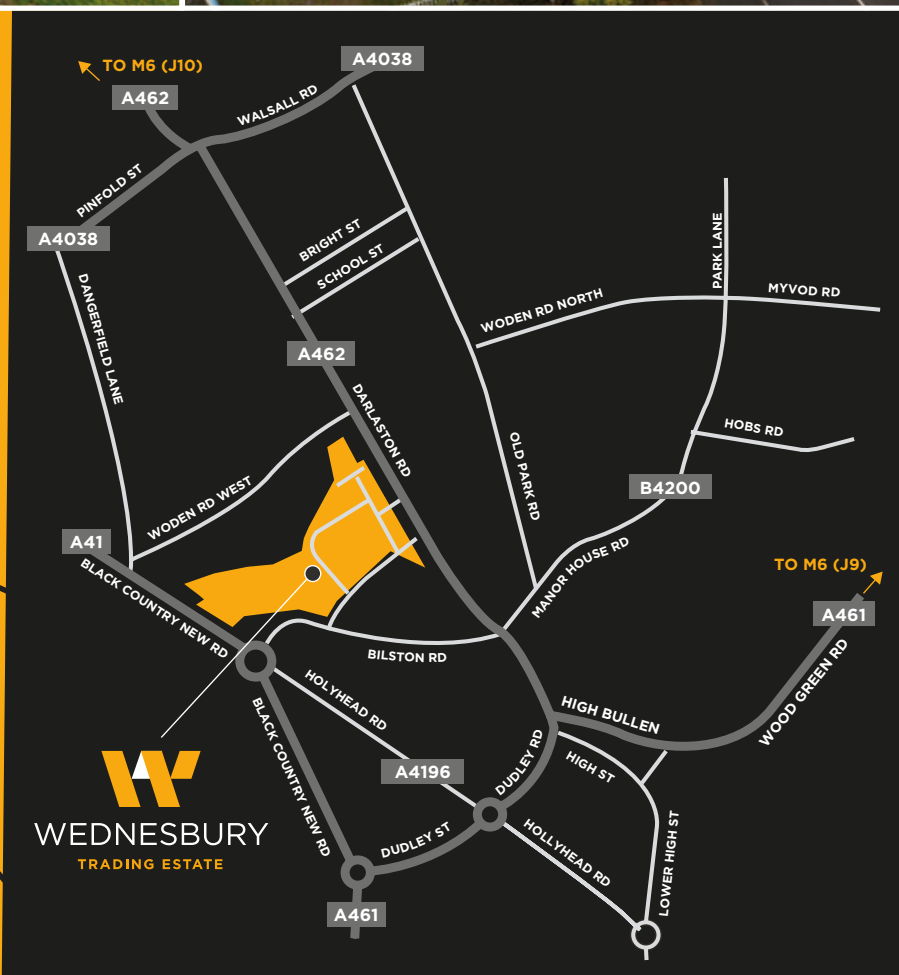
UNIT B5

LOCATION

Wednesbury Trading Estate is situated between the main A41 Black Country New Road and Holyhead Road and the A462 Darlaston Road, Wednesbury. The main entrance to the estate is off Patent Shaft Roundabout, opposite Britannia Park, with a secondary entrance off Darlaston Road.

The estate lies within half a mile of Wednesbury Town Centre, approximately 2 miles from the M6 Motorway (Junction 9) and within 5 miles of the M5 Motorway (Junction 1).

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DESCRIPTION

The units are of steel portal frame construction, with part profile clad external elevations with lined roofs incorporating translucent rooflights.

The larger Unit B4 benefits from ten dock loading doors, whilst both units provide a minimum eaves height of 6m.

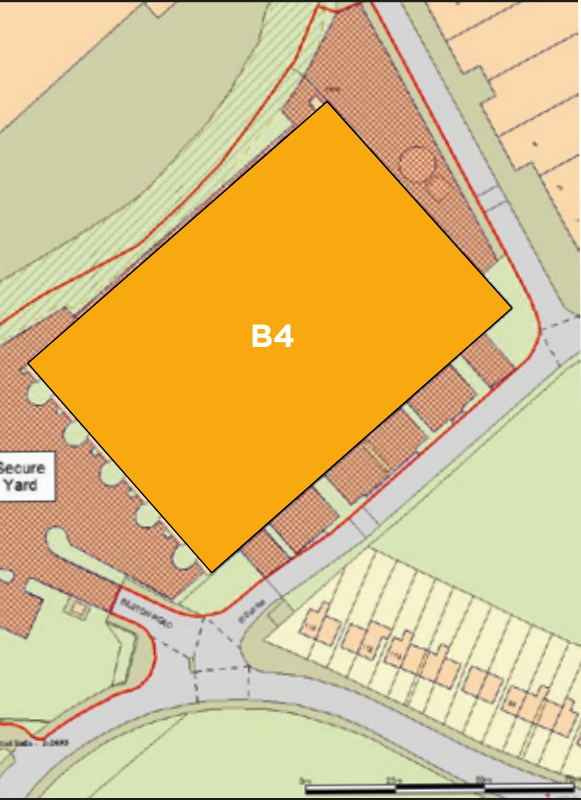
The units benefit from a large yard and car parking area.

The site boundary is fenced and is accessed via a gated entrance set back from the Black Country New Road.

ESTATE FEATURES

- Site is under new ownership
- Well-known, established business location
- Excellent site security provisions
- Site area over 6 acres

UNIT	SQ FT	SQ M
B4	89,753	8,338
B5	20,224	1,879
TOTAL	109,977	10,217



FURTHER INFORMATION

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £472,500

Rates Payable: £262,237.50 (April 2025/26)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should enquire with the Local Authority to confirm their specific liability.

SERVICES

We are advised that mains water, gas, three-phase electricity, and drainage are available at the site. However, interested parties should verify the availability of these services directly with the relevant utility providers.

ENERGY PERFORMANCE CERTIFICATE

Details of the EPCs are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

CONTACT

To arrange a viewing, or for further information, please contact the agents:

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