

TO LET



To Let

15,373 sq. ft. (1,428 sq. m.)

- Detached industrial warehouse unit
- Rear and side yard

Warehouse unit. Prime location.

1.5 miles from **M6 J9**

3.0 miles from **M6 J10**

5.0 miles from **M5 J1**

24.7 miles from **Birmingham Airport**

Unit 4, Britannia Park, Wednesbury, WS10 7XB

FOLKES PROPERTIES

1697

Undergoing Refurbishment.

This industrial warehouse unit is strategically located on Britannia Park, just off the A41 Black Country New Road providing a prime position for businesses and minutes away from the M6 and M5 motorways. Unit 4 comprises a modern warehouse with external office accommodation and 0.3 acre yard at the side of the building which is unique for a unit of this size.

Rental: Upon application, contact the agent Max Shelley at Bulleys Chartered Surveyors for further details.

EPC Rating: The property is being reassessed and a new EPC certificate will be available shortly.

Service Charge: A service charge is levied upon the estate for communal costs. Please ask the agent for further information.

Lease Terms: Property is available on a new full repairing and insuring lease.

Planning: We understand that the property has planning consent for B2 (General industrial), B8 (Storage and Distribution), E(g) (Light Industrial). We recommend however that occupiers confirm their planning requirements with the local authority planning team.



Key features.

The building is undergoing refurbishment. Following this the building will provide efficient and cost-effective unit space benefiting from:

- Modern building with a new roof providing a 25-year lifespan and warranty
- Well managed landscaped environment
- Attractive eaves height of 7.9m
- Access via two level roller shutter doors
- Warehouse LED lighting
- 0.3 acre rear yard

The unit space.

- The property comprises a modern detached warehouse being of steel frame construction with profile steel clad elevations above brick (2.4m) and profile steel clad roof incorporating intermittent roof lights.
- The warehouse has a minimum height to underside of frame of 7.9m and the benefit of LED lighting. Vehiclular access is via two ground level loading doors within a secured yard.
- The two storey office accommodation is located to the front of the building and has the benefit of suspended ceilings with LED lighting, carpet tiled floors, double glazed windows and gas radiator heating. Male and female WC accommodation and kitchen facilities are provided on each floor.

Available unit space.

This property comprises of the following gross internal floor areas.

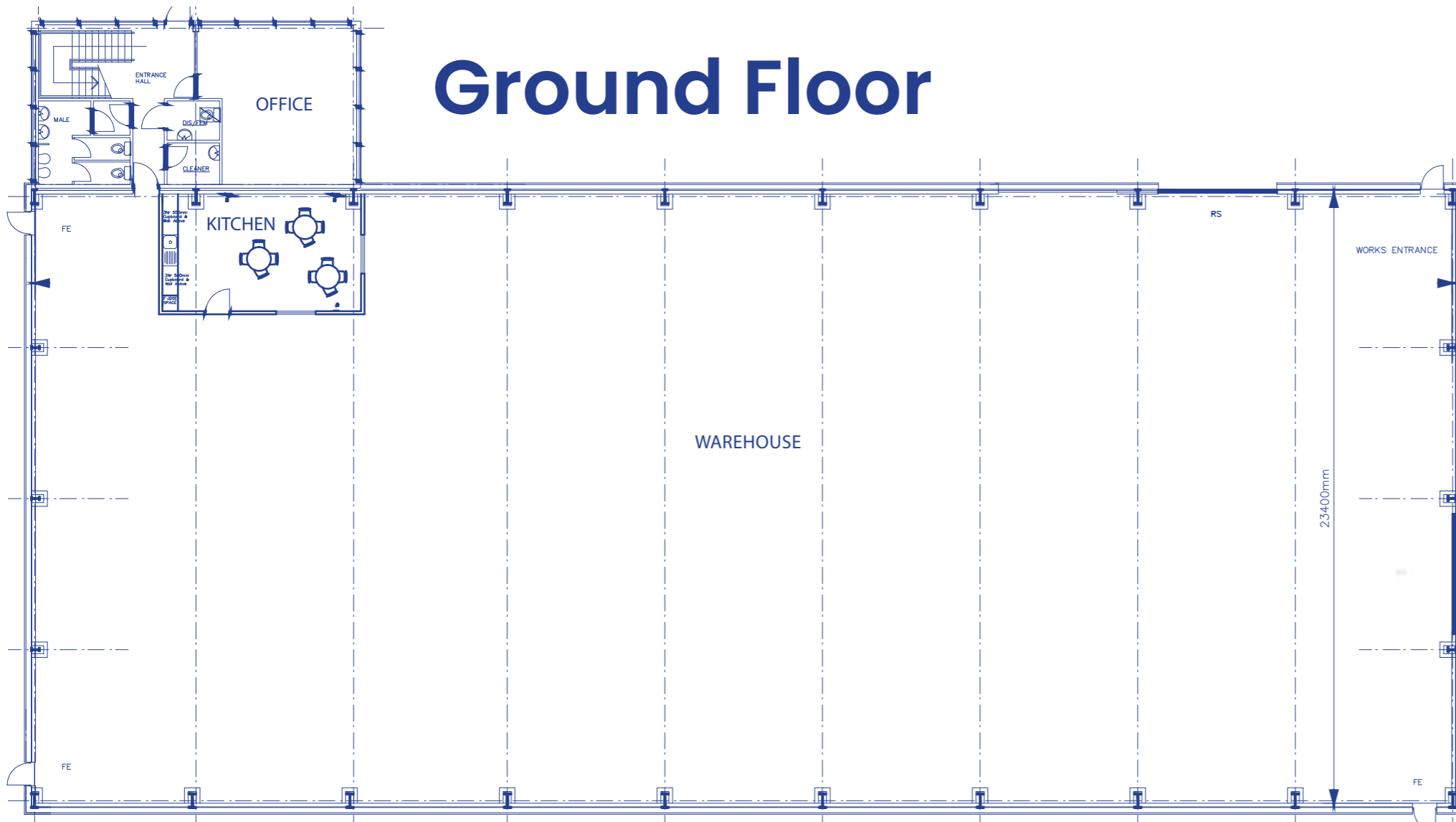
Unit Space	Sq. ft.	Sq. m.
Warehouse	13,801	1,282
Offices and ancillary	1,572	146
Total	15,373	1,428

Rates Payable: £92,000

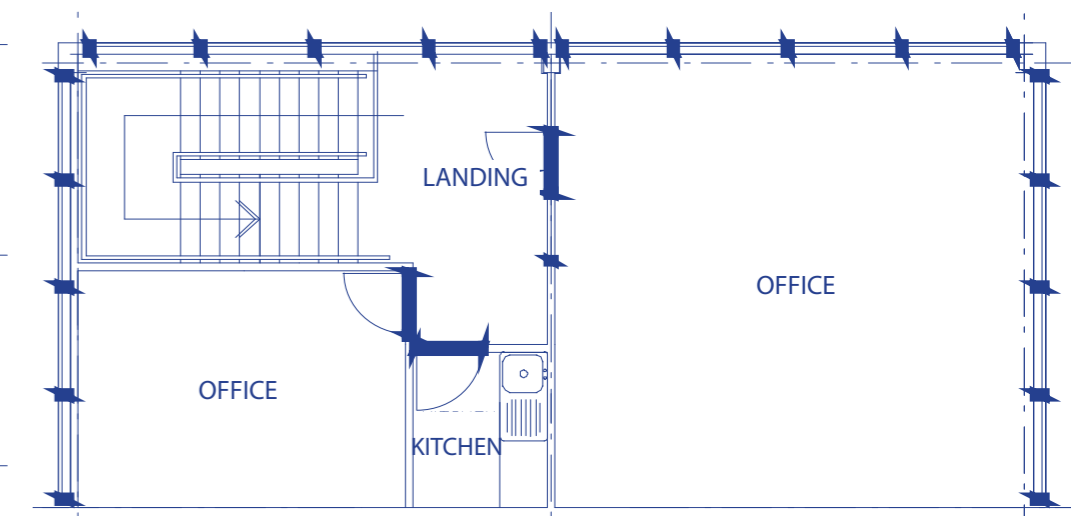
Rateable Value (2024/2025) - £50,232 pa

**Interested parties should confirm their exact liability with the local authority.*

Ground Floor

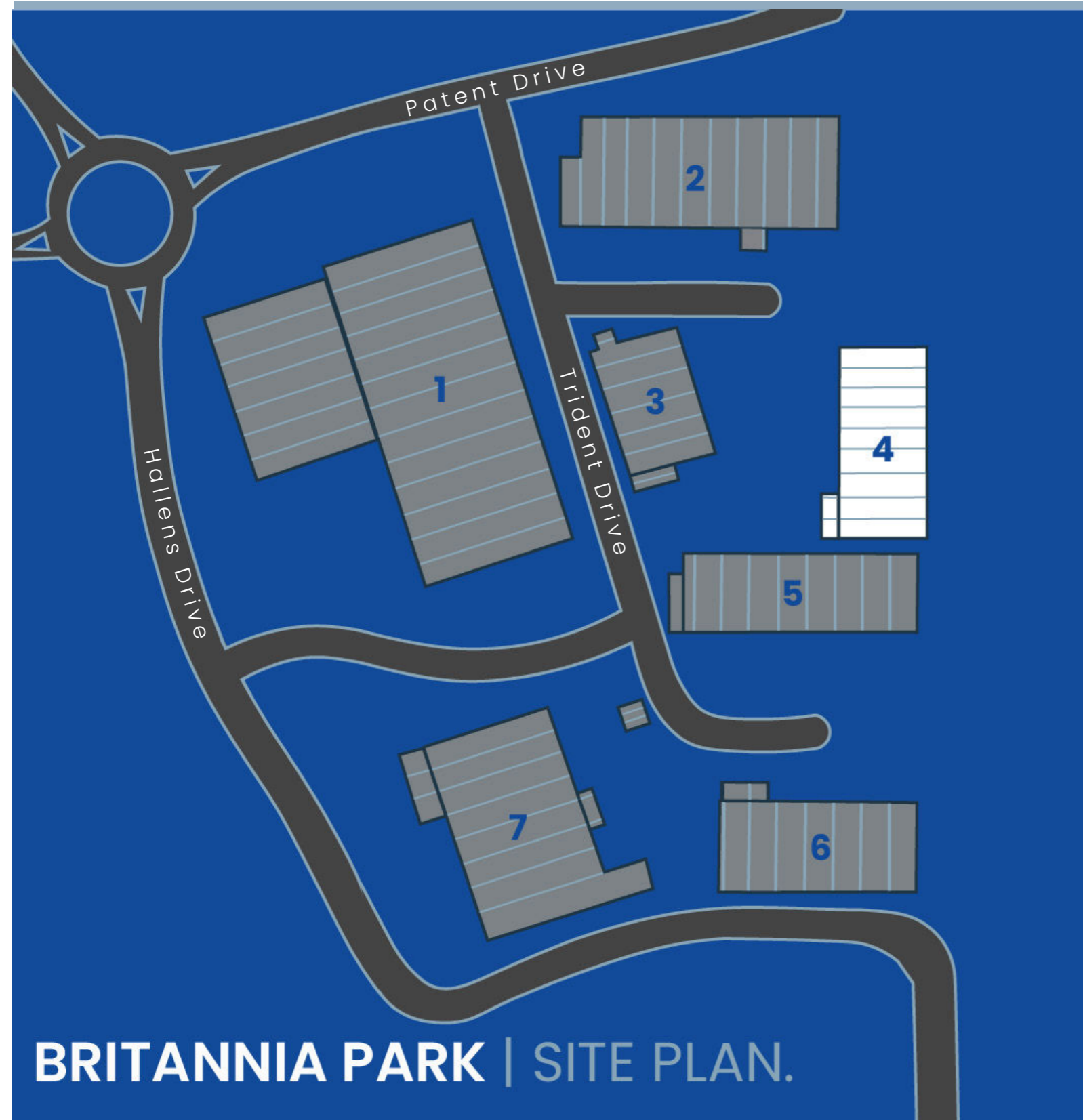


First Floor



The site plan.

Unit 4 - ///voting.pushed.policy



BRITANNIA PARK | SITE PLAN.



Wolverhampton

Walsall

Britannia Park

Birmingham

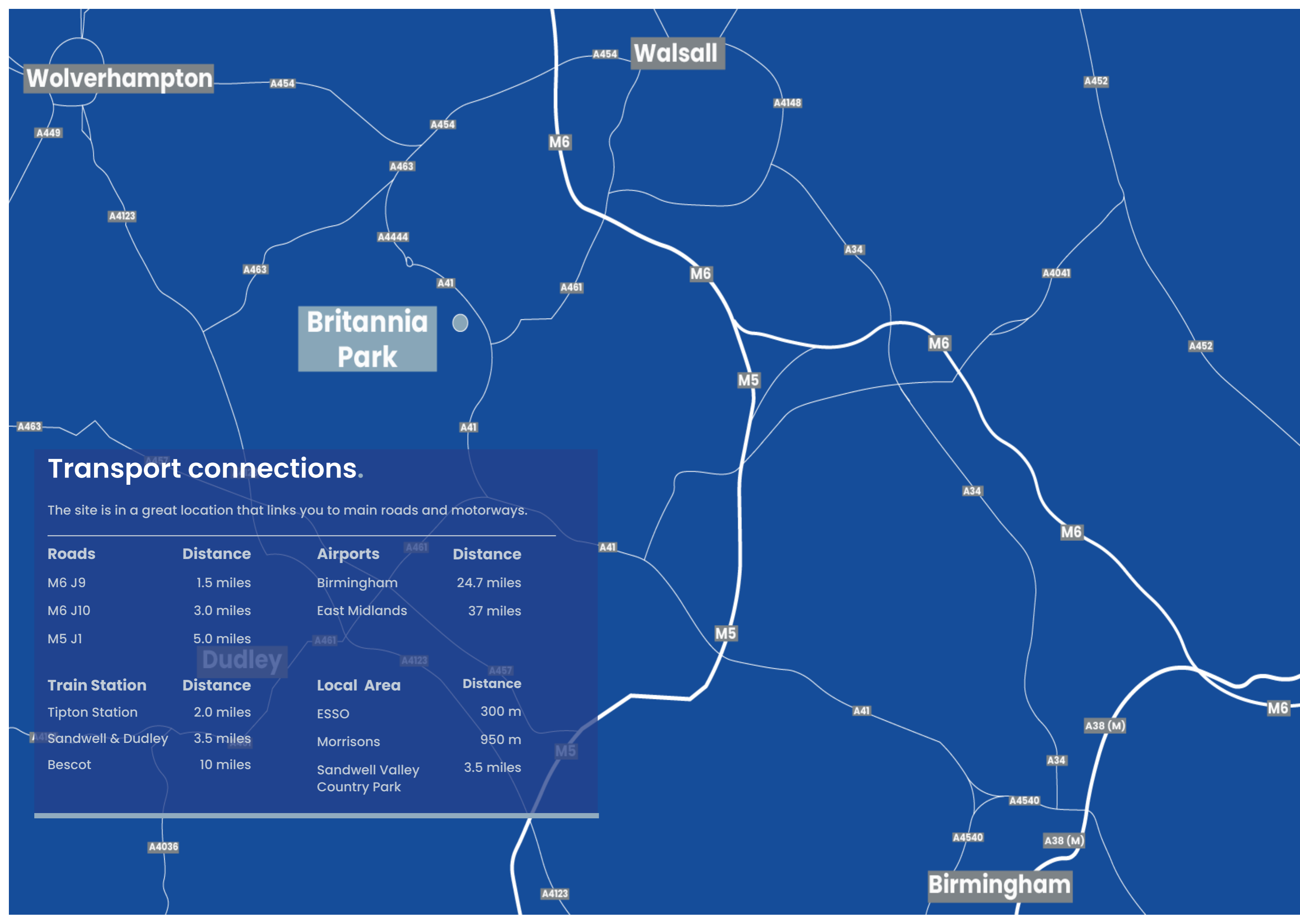
Transport connections.

The site is in a great location that links you to main roads and motorways.

Roads	Distance	Airports	Distance
M6 J9	1.5 miles	Birmingham	24.7 miles
M6 J10	3.0 miles	East Midlands	37 miles
M5 J1	5.0 miles		

Train Station	Distance	Local Area	Distance
Tipton Station	2.0 miles	ESSO	300 m
Sandwell & Dudley	3.5 miles	Morrisons	950 m
Bescot	10 miles	Sandwell Valley Country Park	3.5 miles

Dudley



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