

# TO LET

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- › Detached Self-Contained Premises
- › 2 x Secure Loading Yards
- › 8m Eaves Height
- › Dock and Level loading
- › 94 Car Parking Spaces

**UNDERGOING FULL REFURBISHMENT  
PRACTICAL COMPLETION Q2 2025**

## **UNIT 3 STEELMANS ROAD**

WEDNESBURY, WS10 9UZ

**63,033 SQ FT (5,856 SQ M)**  
INDUSTRIAL / WAREHOUSE PREMISES

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## UNIT 3 STEELMANS ROAD WEDNESBURY, WS10 9UZ



SAT NAV  
WS10 9UZ

### LOCATION

The premises are ideally situated on Steelmans Road in Wednesbury, accessed off Axletree Way / Park Lane, to the north of IKEA and the Gallagher Retail Park. The location provides swift access to both Junctions 9 and 10 of the M6 motorway.

### DESCRIPTION

The premises comprise a modern, steel portal frame warehouse, constructed in approximately the early 2000's and offering the following specification:

- > Double storey office accommodation
- > 8m eaves height
- > 4 dock loading doors
- > 2 level access doors
- > 2 x secure loading yards
- > 94 car parking spaces
- > Secure gated site

## SWIFT ACCESS TO J9 & J10 OF THE M6

### ACCOMMODATION

	SQ FT	SQ M
Double Storey office Block	5,920	550
Warehouse	57,113	5,306
<b>Total</b>	<b>63,033</b>	<b>5,856</b>



## SERVICES

Gas, Water and Electric

## PLANNING

E, B2 & B8

## BUSINESS RATES

Rateable Value - £290,000

Rates Payable 2025/26 - £160,950

## TERMS

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

## RENT

On application.

## LEGAL COSTS

Each side to bear their own legal and surveyors costs incurred in the transaction.

## ANTI MONEY LAUNDERING

The leasing / purchasing entity / individual will be required to complete satisfactory Anti Money Laundering checks to comply with the Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002.

## EPC

B (42)



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FOR VIEWINGS

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