

TO LET

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

UNDERGOING FULL REFURBISHMENT



UNIT 3 STEELMANS ROAD

WEDNESBURY, WS10 9UZ

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



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
- > Dock and level loading 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
Total	63,033	5,856





SERVICES

Gas, Water and Electric

PLANNING

We understand the property has planning consent for Class E, B2 and B8 uses. However, interested parties should rely on their own enquiries with Walsall Council.

BUSINESS RATES

Rateable Value - £290,000

Rates Payable 2024/25 - £158,340

TERMS

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

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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.

FOR VIEWINGS

**CONTACT
THE AGENTS**



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