



Bescot 260, Bescot Industrial Estate, Woden Road West, Wednesbury, WS10 7SG

Flexible warehouse options - 111,300 - 261,912 sq ft

Summary

Tenure	To Let
Available Size	111,300 to 261,912 sq ft / 10,340.11 to 24,332.42 sq m
Rent	Rent on application
Service Charge	£0.57 per sq ft
Business Rates	Upon Enquiry
EPC Rating	C (53)

Key Points

- Available immediately
- Separate staff parking area
- Minimum 6m eaves height
- Designated yard area to the rear
- LED lighting throughout
- Large, secure external yard
- 26 electrically operated roller shutter doors with loading on 2 elevations
- Immediate access to Black Country New Road and easy access to M5 & M6 Motorway

Description

The unit is a substantial warehouse facility available immediately. The premises totals 261,912 sq ft, however can be divided into units of 111,300 & 150,612 sq ft respectively. It benefits from the following salient specification;

- LED lighting throughout
- Separate staff parking area
- Large, secure external yard
- Minimum 6m eaves height
- 280 KVA
- 26 electrically operated roller shutter doors with loading on 2 elevations
- Designated yard area to the rear
- 360 circulation

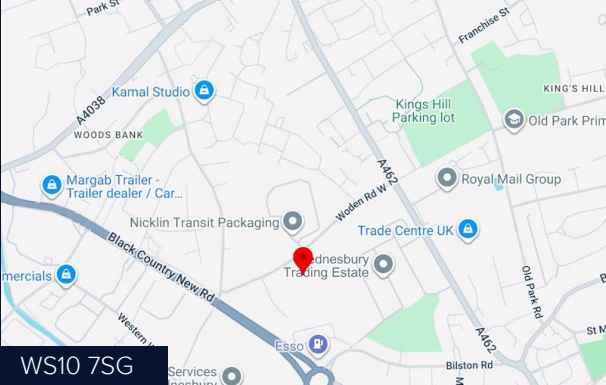
Location

The property is situated within a well established industrial area on the Bescot Estate, Wednesbury. Access is via Woden Road West, which links with Darlaston Road (A462) and the Black Country New Road within easy access to the Motorway network via Junction 9 of the M6. Communications are excellent to all major centres in this area, including Wolverhampton, Walsall, Darlaston and Birmingham.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Block B	111,300	10,340.11	Available
Unit - Block C	150,612	13,992.31	Available
Total	261,912	24,332.42	



Viewing & Further Information

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The above information contained within this email is sent subject to contract. These particulars are for

