



BAY 1, BLOCK D, BESCOT INDUSTRIAL ESTATE, WODEN ROAD WEST,  
WEDNESBURY, WS10 7SG

INDUSTRIAL, WAREHOUSE TO LET | 9,907 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Industrial/Warehouse Unit

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- Clear Working Height 6.4m
  - 2 x 3.1 Tonne Gantry Cranes
  - Secure Yard
  - Mezzanine Space, Kitchen and Store
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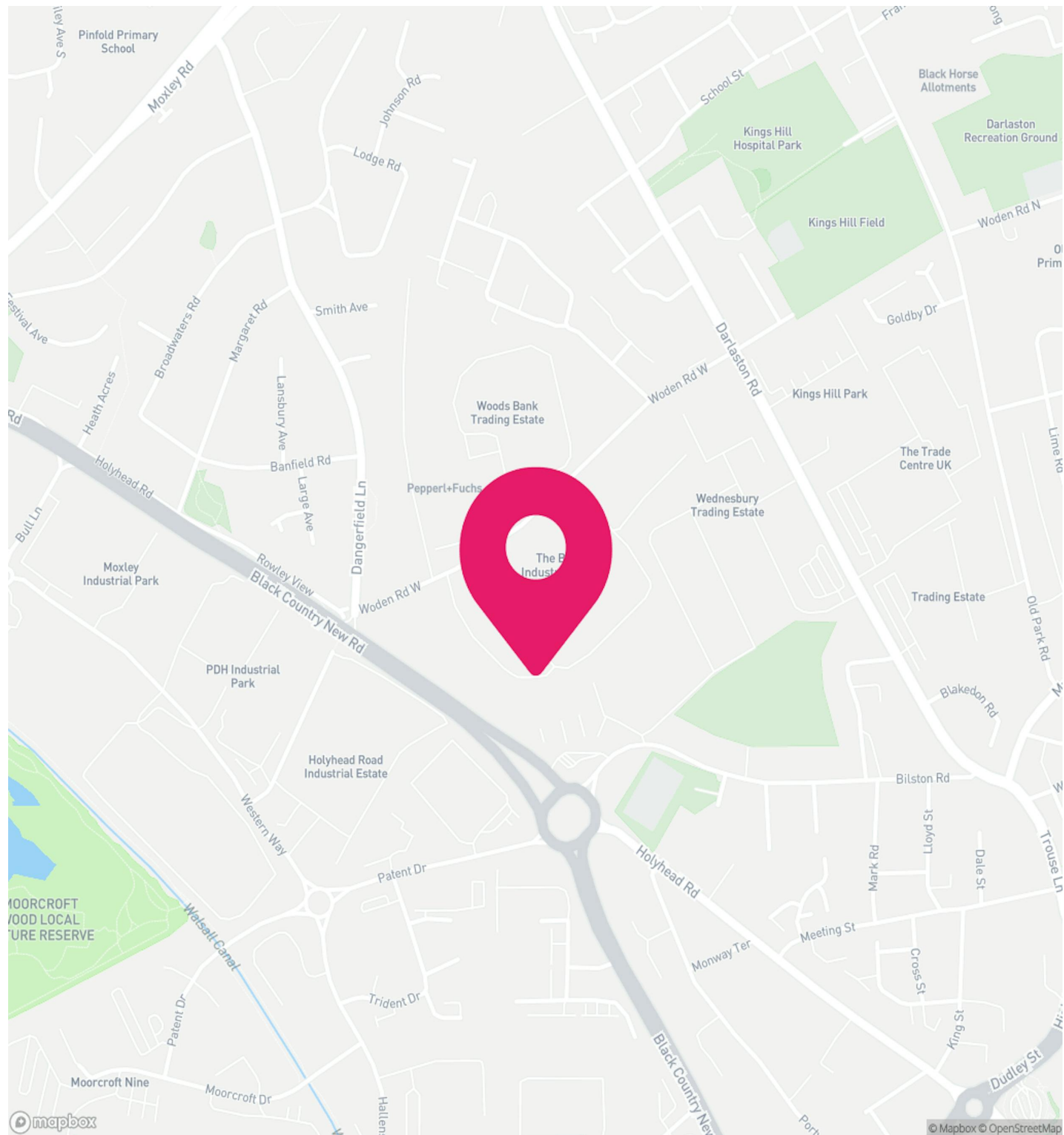
## DESCRIPTION

The property comprises an end terrace industrial unit, supplemented with additional mezzanine space, kitchen and store. To the front of the property, there is open plan office accommodation of 1,106 sq ft, with additional facilities such as a kitchen and WCs. The premises also benefits from two 3.1 tonne gantry cranes, 6.4m clear working height and one roller shutter (4.6m). As before mentioned, the unit is on the end of an industrial terrace, which in turn provides additional secure parking to the east of the property as well as a secure and lockable yard adjacent to the property.



## LOCATION

Bescot Industrial Estate is located in a well-established industrial location on the outskirts of Wednesbury. The estate lies adjacent to the A41 (Black Country New Road), with easy access to both Junction 9 (2.3 miles northeast) and Junction 10 (3.7 miles north) of the M6. Other major cities within the area include Wolverhampton, Walsall, Darlaston and Birmingham). The unit itself fronts onto Woden Road West, backing onto further industrial accommodation to the rear.







## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	8,801	817.64	Available
Ground - Office	1,106	102.75	Available
Ground - Mezzanine	508	47.19	Available
<b>Total</b>	<b>10,415</b>	<b>967.58</b>	

## TENURE

The property is available by way of an assignment of the existing lease. Alternatively, the landlord would consider a new full repairing and insuring lease on terms to be agreed.

## SERVICE

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## BUSINESS RATES

Business rates will be the responsibility of the occupier, and we commend that interested parties make their own enquiries to the local authority.

## LEASE

New Lease

## EPC

C (66)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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