

Newly Refurbished Industrial Unit

Britannia Point.

📍 PATENT DRIVE,
WEDNESBURY,
WS10 7XD.

57,421 sq ft



FOLKES PROPERTIES 1687

TO LET

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Britannia Point.

The property comprises a modern detached distribution 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 the underside of frame of 7.2m with maximum height to the underside of eaves of 9m. The warehouse has the benefit of LED lighting. Vehicular access is via a series of loading doors on 3 elevations including 7 ground level doors and 8 dock loading doors. The warehouse has the benefit of 3 external canopies and is also accessed by way of a 360 degree circulation yard via secure gates.

Two storey office accommodation is located to the front of the building which provides a combination of partitioned and open plan accommodation across both floors having the benefit of suspended ceilings with inset lighting, carpet tiled floors, double glazed windows and a climate cooling/heating system plus gas radiator heating. Male and female WC accommodation and kitchen facilities are provided on each floor. A locker room/canteen area is provided at ground floor level with immediate access to the warehouse. An 8 person (630kg) passenger lift provides access to the first floor.

Open span building
lending itself to a multitude of alternate uses



At the core of modern industrial network.

Key Features.



360 Circulation yard.



8 Dock loading doors



Excellent Motorway Links



Warehouse LED lighting



EPC rating B



Secured fence yard



7 Ground level loading doors



Minimum height of 7.2m



2 Storey office accommodation



High Power Supply

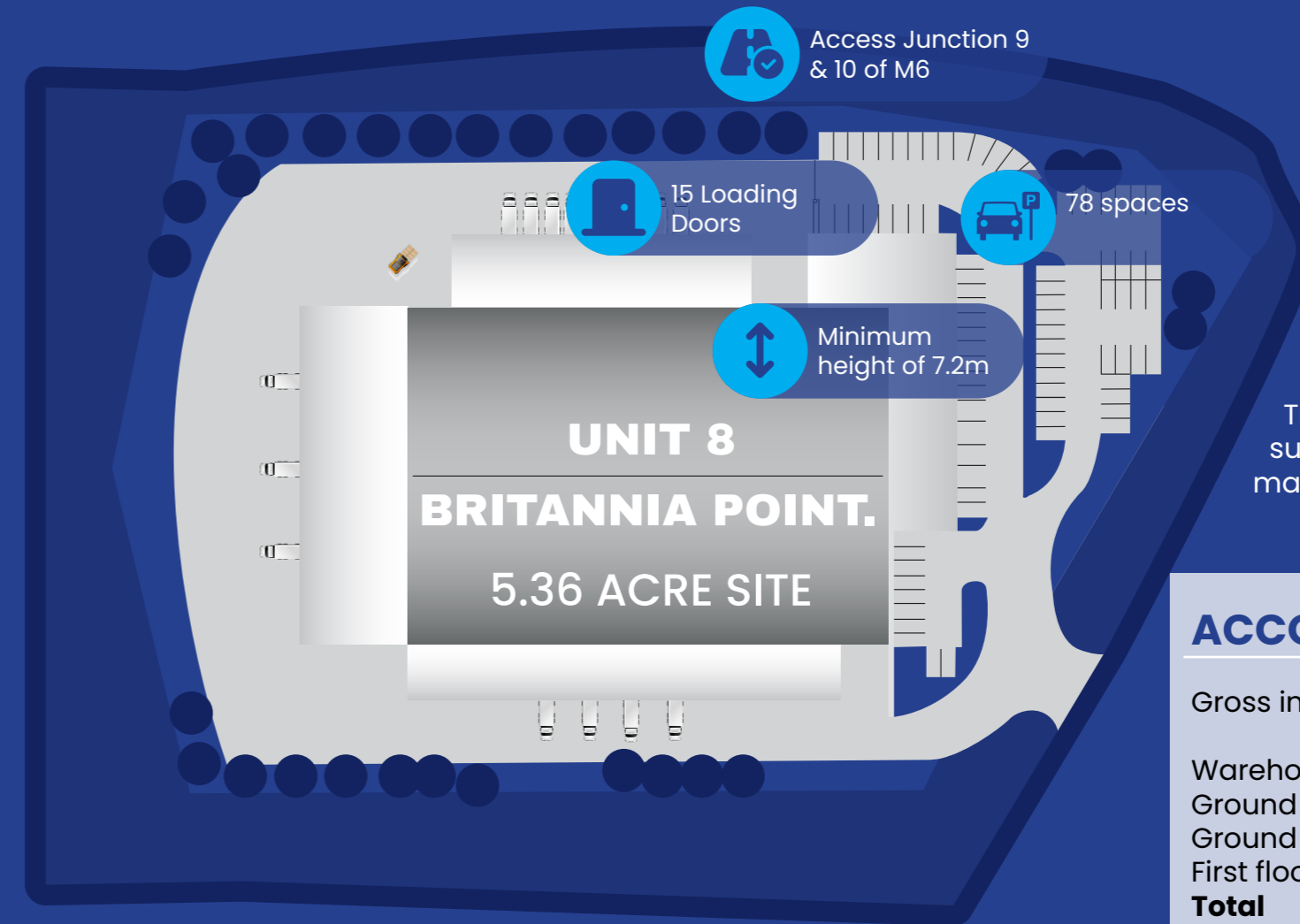


Cycle parking



78 Marked parking spaces

Unit Layout.



OUTSIDE SPACE.

The loading areas are spread across three of the units' elevations, with yard depths of up to 35m. In front of the offices, there is a surfaced and marked car park with 78 spaces (including four disabled spaces). Access is provided through a security barrier with separate access to the rear loading yard.

FURTHER OPPORTUNITY.

The unit sits adjacent to a fenced and surfaced 0.5 acre yard which can be made available with the subject unit via way of negotiation.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Warehouse	45,523	4,229
Ground & first floor offices	10,490	9,746
Ground floor store	704	65
First floor plant room	704	65
Total	57,421	5,335

360° Yard.

UNIT 8

BRITANNIA POINT.

LEASE TERMS.

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE.

No service charge on this site.

PLANNING.

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 2200.

RATES.

We are advised by the Valuation Office Agency website that the assessment is as follows:

Rateable Value: £332,500.00

Rates Payable: £170,240.00 (2022/23)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 0121 569 2200.

EPC.

An EPC has been carried out on the premises and awarded a grade: B39

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INDUSTRIAL: 57,421 SQ FT ON 5.36 ACRE SITE

TRANSPORT CONNECTIONS.

The site has excellent motorway access being just minutes from national motorway networks.

The property is located just before the entrance to Britannia Park, approximately 1.5 miles west of Junction 9 and 3 miles south of Junction 10 of the M6 via the adjoining A41 Black Country New Road.

	DRIVE	DISTANCE
COMMUTER RAIL		
TIPTON STATION	7 MIN	4.0 MILES
BESCOT STADIUM STATION	13 MIN	10.0 MILES
AIRPORT		
BIRMINGHAM INTERNATIONAL	36 MIN	24.7 MILES
MOTORWAY		
JUNCTION 9 M6	3 MIN	1.5 MILES
JUNCTION 10 M6	6 MIN	3.0 MILES
JUNCTION 1 M6	8 MIN	5.0 MILES
	1 MILE	3 MILES
POPULATION	29,587	292,894
HOUSEHOLDS	11,926	116,168

Heart of the Midlands.



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