

TO LET



To Let

10,632sq. ft. (987 sq. m.)

- Detached industrial warehouse unit
- Side yard
- 2 storey office block

**Warehouse Unit.
Prime location.**

1.5 miles from **M6 J9**
3.0 miles from **M6 J10**

5.0 miles from **M5 J1**
24.7 miles from **Birmingham Airport**

Unit 3, Britannia Park, Wednesbury, WS10 7XB

Refurbished unit.

This industrial warehouse unit is strategically located on Britannia Park, just off the A41 Black Country New Road providing a prime position for businesses and minutes away from the M6 and M5 motorways. Unit 3 comprises a modern warehouse with external office accommodation and 0.3 acre yard at the side of the building which is unique for a unit of this size.

Rental: Upon application, contact the agent Max Shelley at Bulleys Chartered Surveyors for further details.

EPC Rating: The property is being reassessed and a new EPC certificate will be available shortly.

Service Charge: A service charge is levied upon the estate for communal costs. Please ask the agent for further information.

Lease Terms: Property is available on a new full repairing and insuring lease.

Planning: We understand that the property has planning consent for B2 (General industrial), B8 (Storage and Distribution), E(g) (Light Industrial). We recommend however that occupiers confirm their planning requirements with the local authority planning team.

Key features.

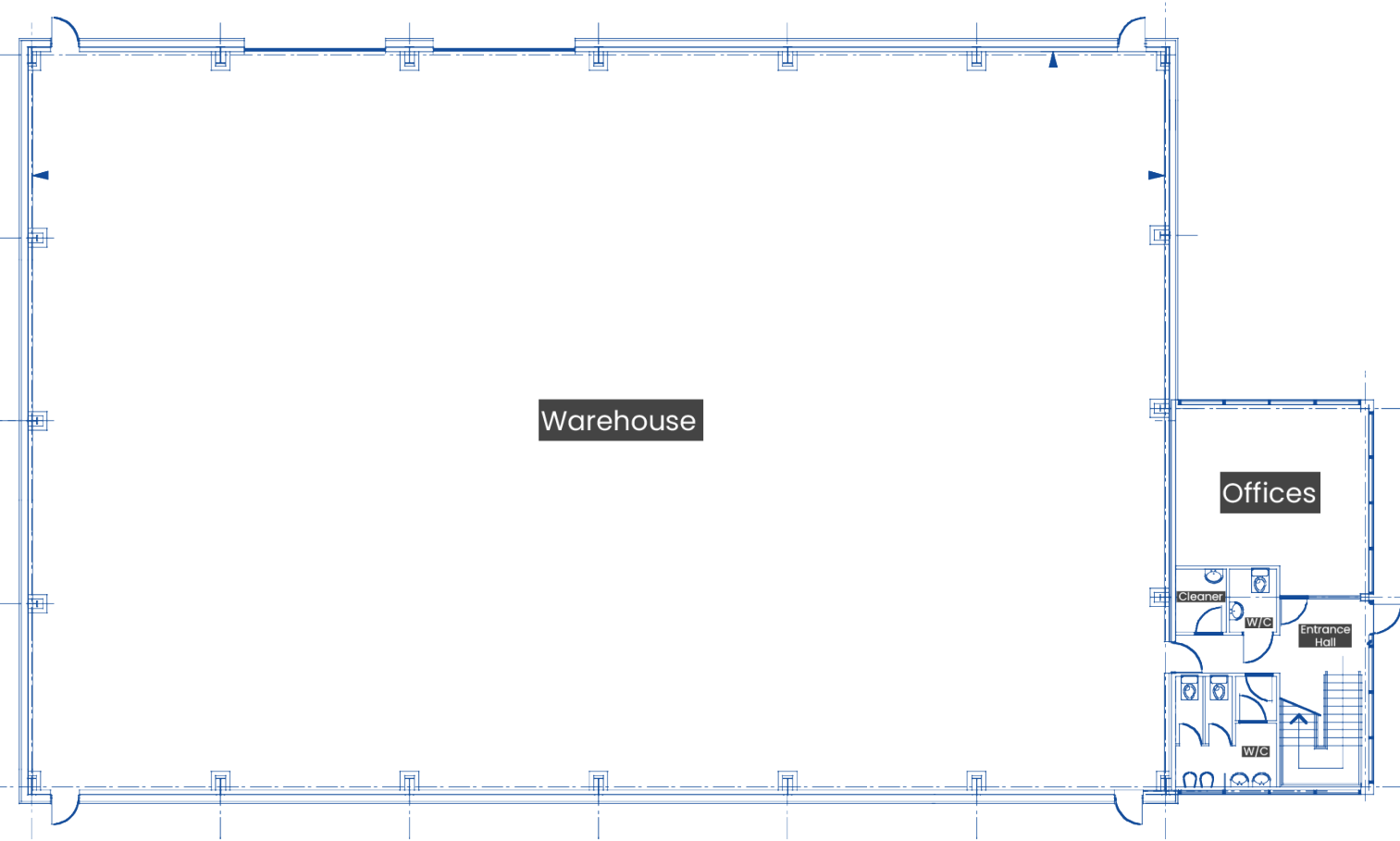
The building provides efficient and cost-effective unit space benefitting from:

- **Roof with long warranty**
- **Well managed landscaped environment**
- **Attractive eaves height of 7.9m**
- **Access via two level roller shutter doors**
- **Warehouse LED lighting**
- **0.20 acre rear yard**
- **Mezzanine floor providing staff kitchen & toilets**



The unit space.

- The property comprises a modern detached 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 underside of frame of 7.9m and the benefit of LED lighting. Vehicle access is via two ground level loading doors within a secured yard.
- The two storey office accommodation is located to the front of the building and has the benefit of suspended ceilings with LED lighting, carpet tiled floors, double glazed windows and gas radiator heating. Male and female WC accommodation and kitchen facilities are provided on each floor.



Ground Floor Plan

Available unit space.

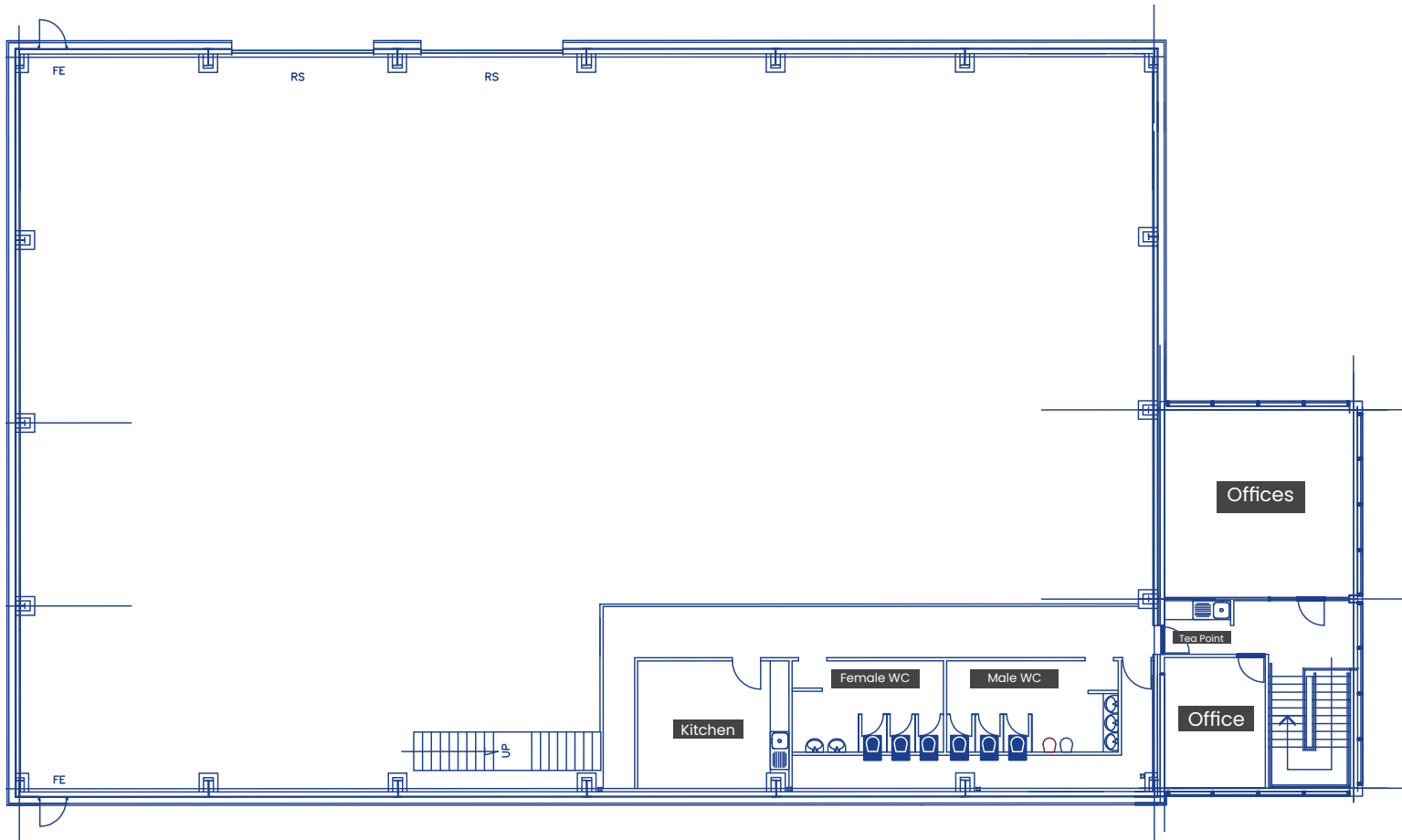
This property comprises of the following gross available internal floor areas.

Unit Space	Sq. ft.	Sq. m.
Warehouse	9,094	844.86
Ground Floor Offices	769	71.46
First Floor Offices	769	71.46
Total GIA	10,632	987.78
Mezzanine	1,305	121.25

Rates Payable: £74,000

Rateable Value (2024/2025) - £40,404 pa

**Interested parties should confirm their exact liability with the local authority.*



First Floor

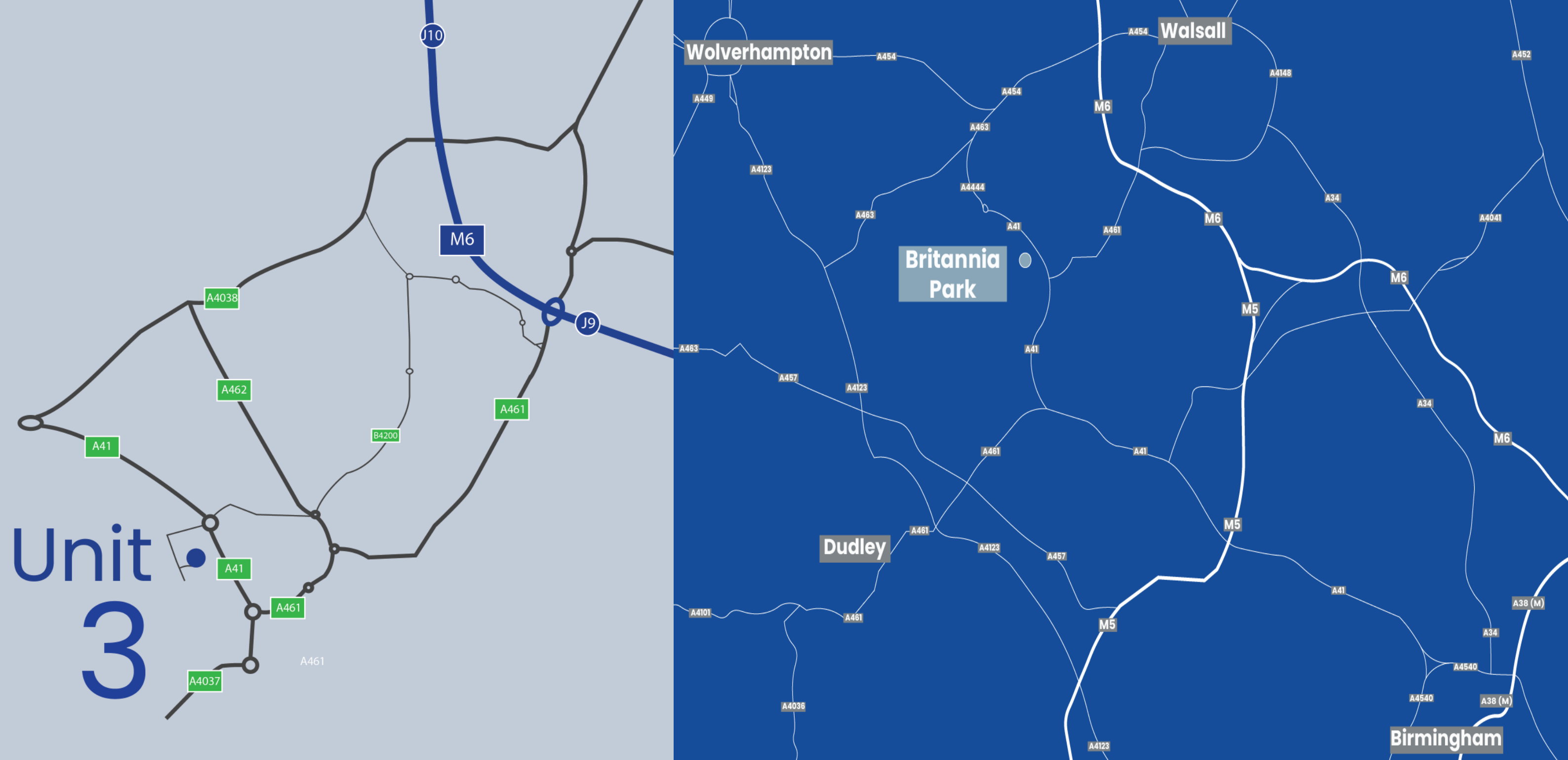
The site plan.

Unit 3 - rash.flight.mash



BRITANNIA PARK | SITE PLAN.





Unit
3

Transport connections.

Key Roads

M6 J9	1.5 miles
M6 J10	3.0 miles
M5 J1	5.0 miles

Train Station

Tipton Station	2.0 miles
Sandwell & Dudley	3.5 miles
Bescot Stadium	10 miles

Airports

Airports	Distance
Birmingham	24.7 miles
East Midlands	37 miles

Unit 3 Britannia Park.

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Viewing: Strictly by prior appointment

www.folkesproperties.com

FOLKES PROPERTIES¹⁶⁹⁷

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