

UNIT 601

ACCESS 10 BUSINESS PARK

To Let

Industrial Warehouse Premises

- Within 1 mile of Junction 10 M6
- High Office Content
- Ideal for R&D/'Hybrid' businesses
- 120 Car Parking Spaces
- 8m eaves to the Warehouse
- Secure Private Yard
- Available February 2022

49,554 sq ft

(4,603.69 sq m)

Wednesbury | WS10 8LQ





DESCRIPTION

The premises comprise a 2-bay steel portal framed unit, which has profiled metal clad elevations, incorporating approximately 15% translucent inserts.

The building provides:

- High Office Content
- Ideal for R&D/'Hybrid' businesses
- 120 Car Parking Spaces
- 8m eaves to the Warehouse
- Secure Private Yard
- Available February 2022



SCHEDULE OF ACCOMMODATION

	AREA (SQ FT)	AREA (SQ M)
WAREHOUSE	26,588 sq ft	2,470.07 sq m
GROUND & FIRST FLOOR OFFICES	18,236 sq ft	1,694.16 sq m
GROUND & FIRST FLOOR WAREHOUSE OFFICES	2,790 sq ft	259.24 sq m
MEZZANINE	1,940 sq ft	180.22 sq m
TOTAL GIA	49,554 sq ft	4,603.69 sq m

BUSINESS RATES

Rateable Value: £199,000 (2019).

RENT

On application.

EPC

The property has an EPC certificate rating – C-52.

MONEY LAUNDERING

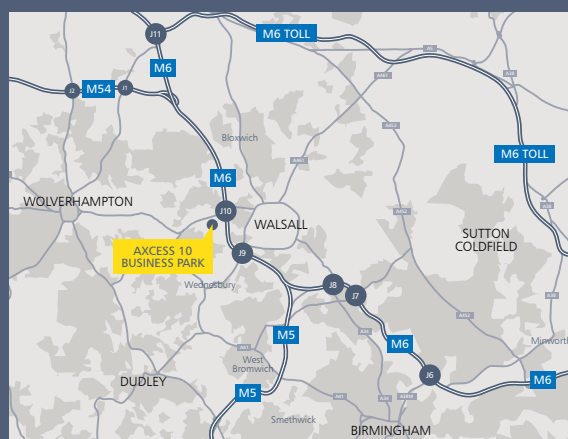
Interested parties will be required to submit information to comply with the latest Anti-Money Laundering checks prior to lease completion.



LOCATION

The premises is located on the Access 10 Business Park which is accessed from Bentley Road South or Marshland Way off the A454 Black Country Route

The property is less than 1 mile from Junction 10 of the M6 motorway. Birmingham City Centre lies approximately 10 miles to the south east, while Wolverhampton is located approximately 5 miles to the west.



For more information, please contact the joint agents:



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