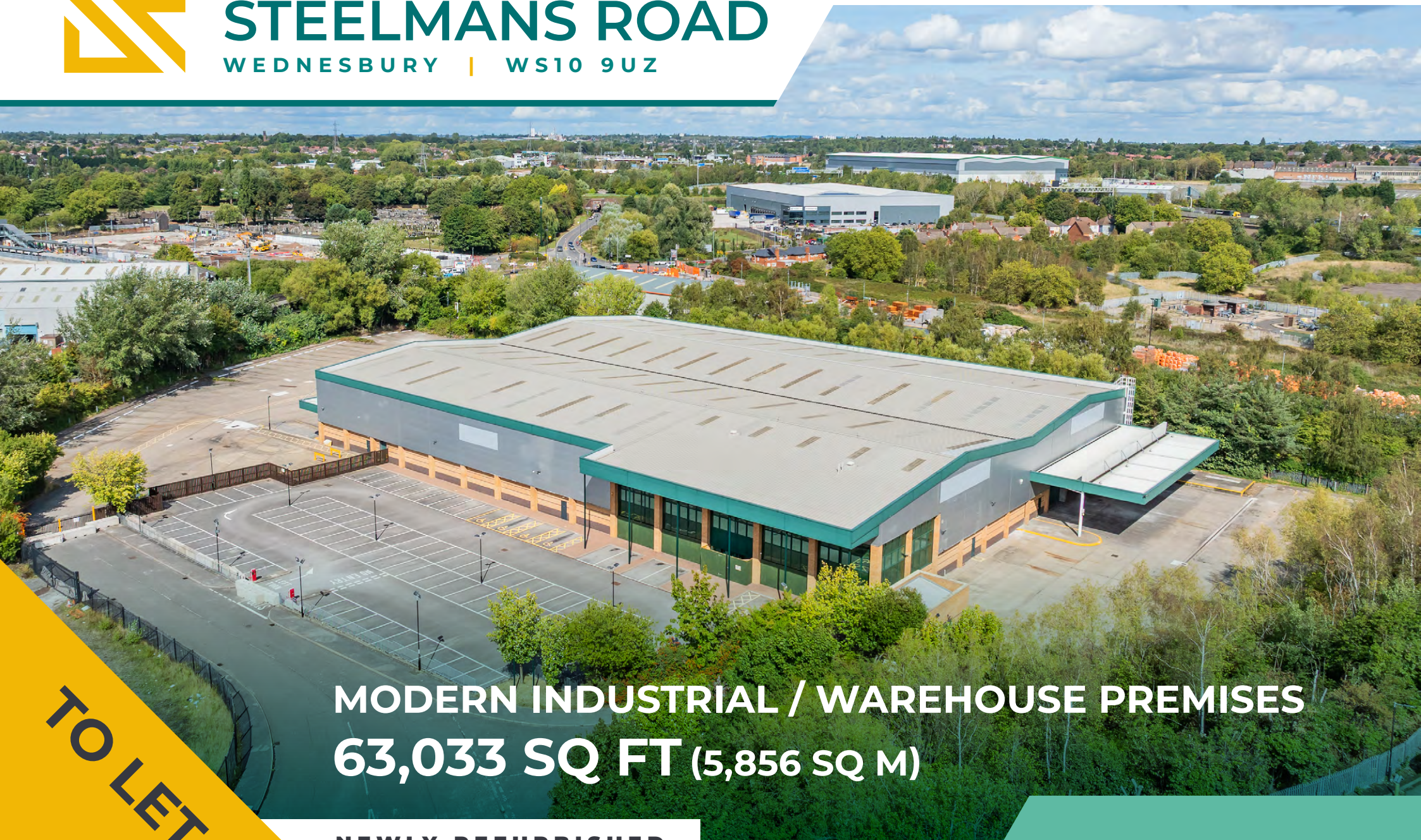




UNIT 3

STEELMANS ROAD

WEDNESBURY | WS10 9UZ



MODERN INDUSTRIAL / WAREHOUSE PREMISES
63,033 SQ FT (5,856 SQ M)

NEWLY REFURBISHED

TO LET

High-Quality Refurbishment

with Exceptional Access



**DETACHED, SELF-CONTAINED
INDUSTRIAL / DISTRIBUTION FACILITY**



**COMPREHENSIVE REFURBISHMENT
COMPLETED TO A HIGH STANDARD**



**CLEAR INTERNAL HEIGHT OF
8M TO EAVES**



**4 DOCK LOADING DOORS +
2 LEVEL ACCESS DOORS**



**TWO SECURE GATED SERVICE YARDS
WITH HGV CIRCULATION SPACE**



94 ON-SITE CAR PARKING SPACES



**MODERN DOUBLE-STOREY
OFFICE ACCOMMODATION**



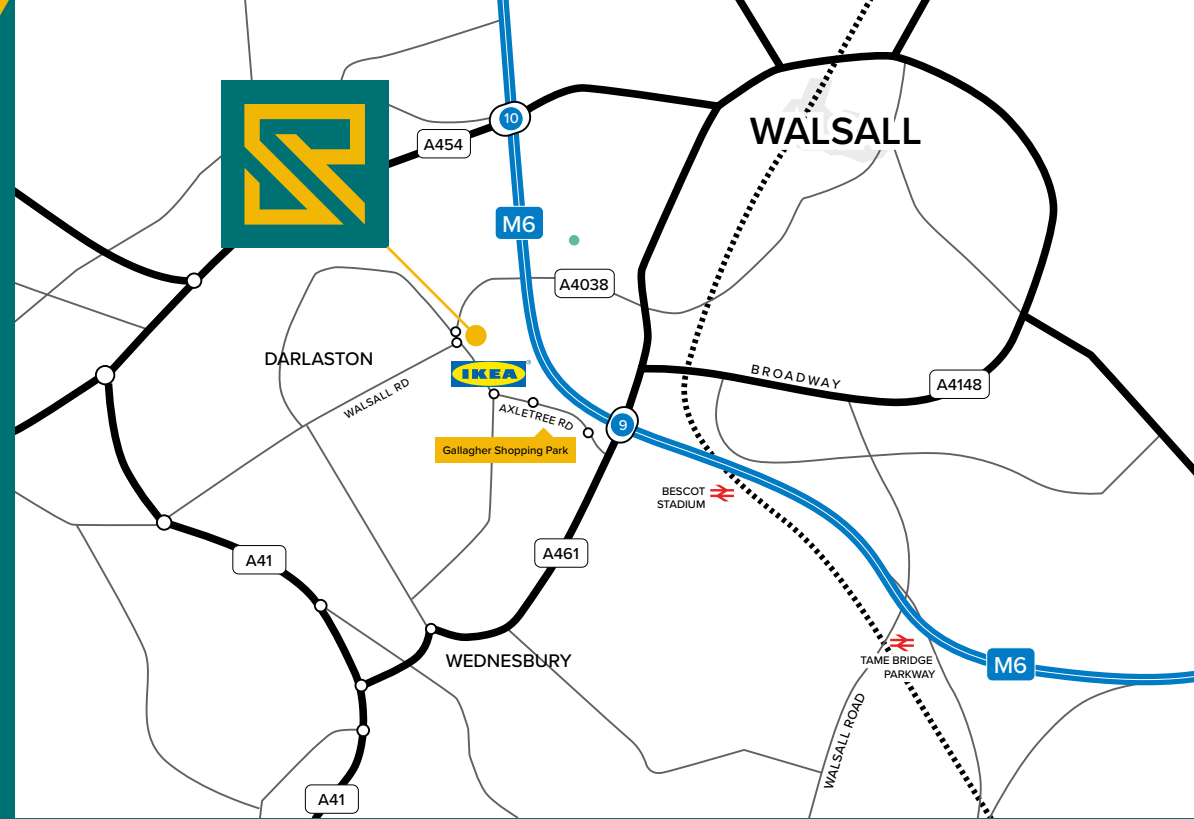
600 KVA POWER SUPPLY



Direct Access to the M6

and National Motorway Network

DESTINATION	MILES	TIME
M6 J9	1.2 miles	5 mins
M6 J10	1.3 miles	6 mins
M5 J1	6 miles	12 mins
Birmingham City Centre	12 miles	20 mins
Wolverhampton	6 miles	20 mins
Birmingham Airport	22 miles	30 mins
Port of Liverpool	95 miles	1 hr 45 mins
London	124 miles	2 hrs 50 mins



Unit 3 Steelmans Road sits at the centre of one of the UK's most established logistics and industrial regions. Located in Wednesbury, the property benefits from direct access to the M6 (Junctions 9 & 10) and excellent connections to the M5 and wider motorway network.

The area is home to a strong mix of national and regional occupiers including IKEA, FedEx, Toolstation and Royal Mail, benefitting from the skilled labour force of Birmingham, Wolverhampton and the wider Black Country.

Google Maps: [Click here](#)

what3words: [///badge.gear.giving](https://www.what3words.com////badge.gear.giving)



M6 Junction 10 - 1.3 miles

M6



M6 Junction 9 - 1.2 miles

A4038 Walsall Road



A Modern Refurbished Warehouse Solution

Available Now

Two Storey Offices	5,920 sq ft
Warehouse	57,113 sq ft
Total	63,033 sq ft

Floor areas are approximate and have been calculated on a gross internal basis.





Terms

Available on a new FRI lease. Rent on application.

Planning

Suitable for E, B2 and B8 uses

Services

Gas, water and electricity connected

Business Rates

Rateable Value: £290,000

Rates Payable 2025/26: £160,950

EPC

B (42)

Contact

For viewings and further information, please contact:



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