



# WEDNESBURY

**TRADING ESTATE**

WEDNESBURY, WEST MIDLAND WS10 7JN

MODERN INDUSTRIAL /  
WAREHOUSE UNITS TO LET

**FROM 1,200 – 44,120 SQ FT (111 – 4,099 SQ M)**

**[WWW.WEDNESBURYTRADINGESTATE.CO.UK](http://WWW.WEDNESBURYTRADINGESTATE.CO.UK)**



## LOCATION

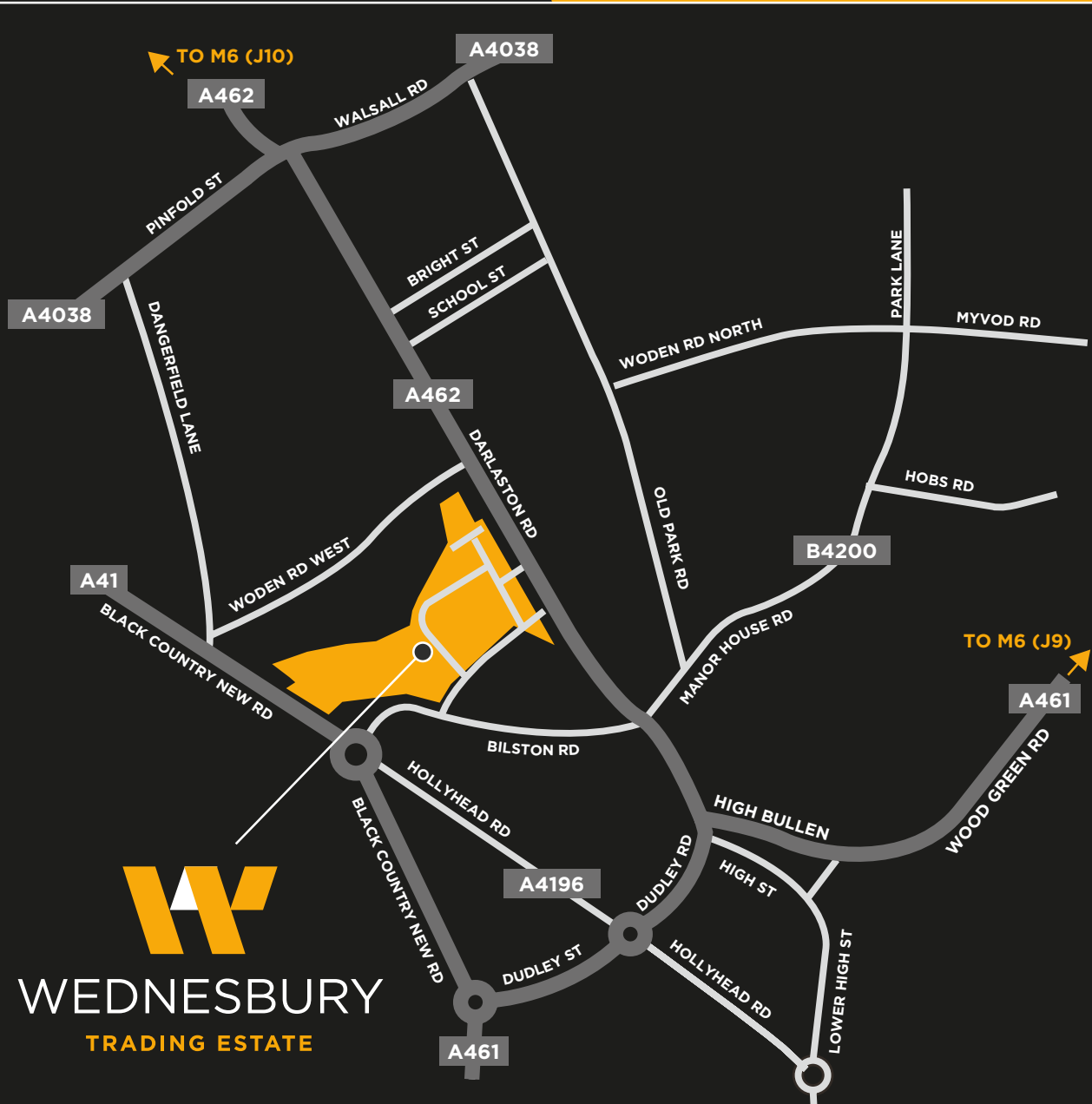
Wednesbury Trading Estate is situated between the main A41 Black Country New Road/ Holyhead Road and the A462 Darlaston Road, Wednesbury. The main entrance to the estate is off Patent Shaft Roundabout, opposite Britannia Park, with a secondary entrance off Darlaston Road.

The Estate lies within half a mile of Wednesbury Town Centre, approximately 2 miles from the M6 Motorway (Junction 9) and within 5 miles of the M5 Motorway (Junction 1).

[VIEW MAPS](#)

[VIEW AERIAL](#)

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- **MODERN REFURBISHED UNITS**
  - **EXCELLENT SECURITY PROVISIONS**
  - **EXCELLENT PUBLIC TRANSPORT LINKS**





**A41**  
BLACK COUNTRY  
NEW ROAD

**WODEN ROAD WEST**

**TO M6  
(J10)**

**A462**  
DARLASTON  
ROAD

**TO M6  
(J9)**



## DESCRIPTION

The units are steel portal frame construction, with partially profiled cladding to external elevations, lined roofs and translucent skylights. In the main, the units benefit from the following advantages:

- Fluorescent, sodium or brand new LED lighting to the office and warehouse areas
- Toilet facilities
- Office accommodation
- Roller shutter door access

## ESTATE FEATURES

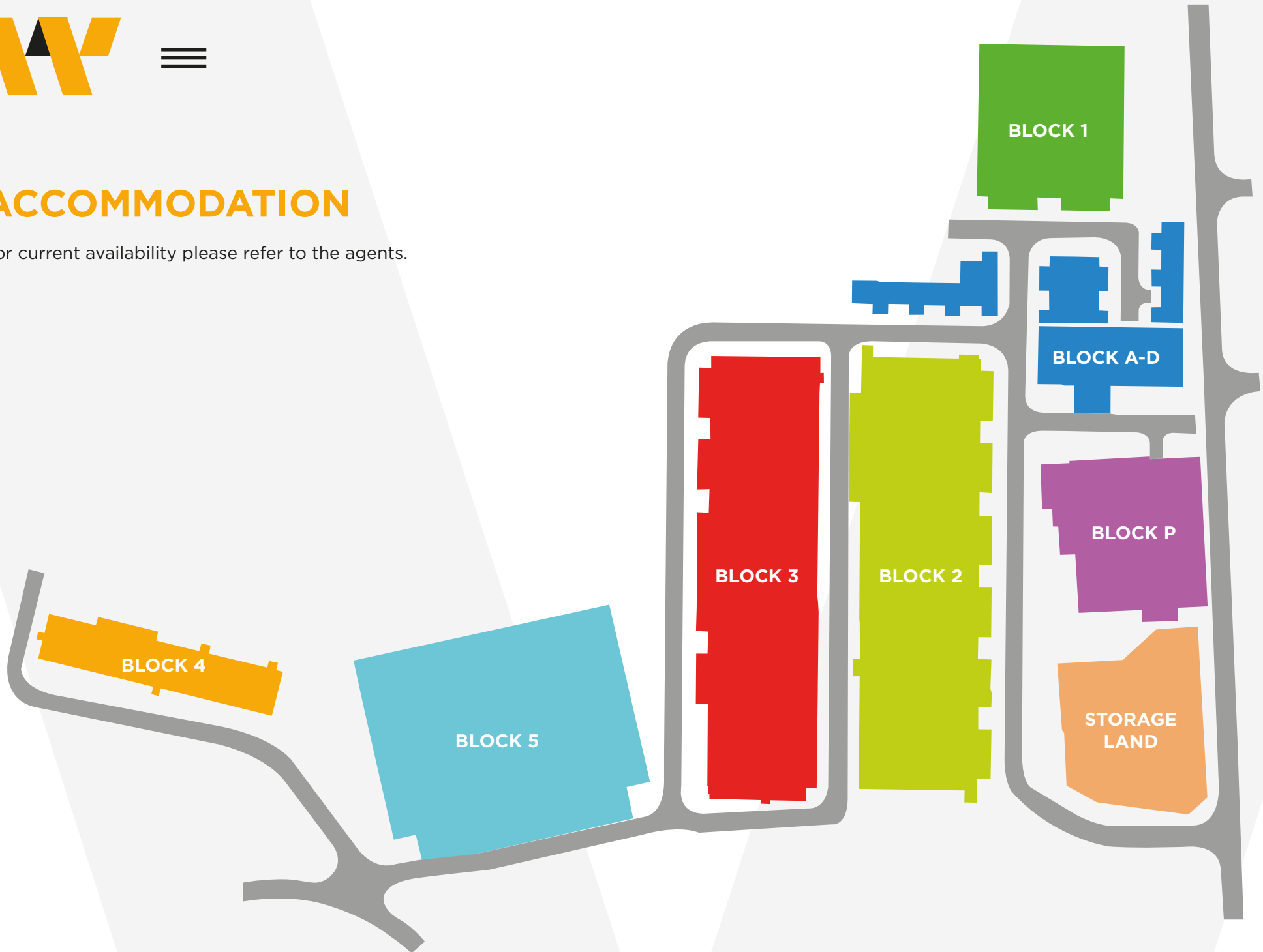
- Site is under new ownership
- Well known, established business location, well placed to service the West Midlands area
- Excellent site security provisions, including: fully fenced estate; electrically operated security gates; new, remotely monitored, high definition CCTV, including number plate recognition system; improved estate lighting
- Refurbished units have been configured to offer a variety of different sizes





## ACCOMMODATION

For current availability please refer to the agents.







## FURTHER INFORMATION

For current availability please refer to the availability schedule.

### LEASE TERMS

The units are available on full repairing and insuring leases, for a term of years to be agreed.

### SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

### BUSINESS RATES

Please refer to the availability schedule for the individual assessments.

### SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available, however, interested parties are advised to check availability with the relevant utility companies.





## VIEWINGS

### ENERGY PERFORMANCE CERTIFICATE

Details of the EPCs are available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

### VAT

All prices quoted are exclusive of VAT, which may be chargeable.

To arrange a viewing, or for further information, please contact the agents:



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## WWW.WEDNESBURYTRADINGESTATE.CO.UK

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## WEDNESBURY TRADING ESTATE AVAILABILITY SCHEDULE AUGUST 2026

| Unit                          | Sq. ft. | Rent (PSF)          | Rent (PA)  | Rateable Value (2026)     | EPC     | Comments    |
|-------------------------------|---------|---------------------|------------|---------------------------|---------|-------------|
| Block 1                       | 44,332  | Rent on application |            | £255,000                  | E (125) | AVAILABLE   |
| Block 2: Unit 1               | 9,203   | £8.50               | £78,226    | To be separately assessed | E (111) | AVAILABLE   |
| Block 2: Unit 2 (Unit 3 Rear) | 11,400  | £8.50               | £96,900    | To be separately assessed | E (111) | AVAILABLE   |
| Block 3: Unit 9               | 7,993   | £8.50               | £67,940.50 | £55,500                   | C (71)  | AVAILABLE   |
| Block A-D: Unit 1             | 1,700   | £10.75              | £18,275    | £16,250                   | E (111) | UNDER OFFER |
| Block A-D: Unit 9             | 1,190   | £10.75              | £12,792.50 | £11,500                   | D (93)  | AVAILABLE   |
| Block A-D: Unit 12            | 3,972   | £10.00              | £39,720    | £36,250                   | C (55)  | AVAILABLE   |

Block 2: Units 1 & 2 can be combined to satisfy requirements up to 20,603 sq.ft.

### Contact:

### Our joint agents:

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**Thomas Morley**  
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**SUBJECT TO CONTRACT**

