# MICHAEL TROMANS & Co.

## Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



Unit 8, Spring Lane, Willenhall, WV12 4HW

**TO LET** INDUSTRIAL & WAREHOUSE

Rent £NOW LET

#### Location

The property is located on Spring Lane, Willenhall between Ashmore Lake Road and Sandbeds Road. The surrounding area is predominantly industrial, with a large residential catchment in close proximity.

#### Description

The detached warehouse is of brick construction with a steel trussed, mono pitch roof surmounted by lined steel profile sheeting with translucent roof sheets. Internally the unit comprises a large open plan space with concertina loading door, an eaves height of 3.1m with offices, W.C. and kitchen facilities, the unit also benefits from a 3 phase electric supply. To the front of the unit is a small gated yard with a further enclosed yard to the rear of the property.

#### Accommodation

All areas are approximate and measured on a gross internal basis.

Warehouse 300.00sq.m / 3,229sq.ft

Office block 53.68sq.m / 577sq.ft

Total 353.68sq.m / 3,807sq.ft

#### Rent

£25,000 per annum, exclusive

NOW LET

#### Lease

A new lease on a full repairing and insuring basis for a term to be agreed.

#### EPC

EPC = E - 103

Expiry may 2028

#### VAT

VAT will be charged where appropriate

#### Viewing

By arrangement with the agents:

James Swash

Michael Tromans & Co

Tel: 01902 425646

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#### **Subject to Contract**

JS/SC

Nov 2023

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### **Additional Images**

