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

tromansandco@aol.com

Subject to Contract

JS/SC

Nov 2023

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images

