Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



101 Woden Road West, Wednesbury, WS10 7SG

TO LET

INDUSTRIAL & WAREHOUSE

Size
12,158 sq ft (1,130 sq m)

Rent
£90,000

http://www.michaeltromans.co.uk/qlink3276

Location

The property is situated on Woden Road West which links with Darlaston Road (A462) and the Black Country New Road and is within easy access to the Motorway network via Junction 9 of the M6. Communications are excellent to all major centres in this area, including Wolverhampton, Walsall, Darlaston and Birmingham.

Description

The property comprises a detached warehouse premises with integral two storey offices, parking and loading to the front by way of a secure and gated yard. The main warehouse benefits from roller shutter access (4.8m H x 3.8m W), an eaves height of 6.5m rising to 8.6m, LED lighting and combat gas blow heater. The offices comprise a large reception, store, canteen, office and male and female W.C. facilities to the ground floor and two large offices and W.C. facilities to the first. In addition there is air conditioning and gas central heating.

Accommodation

Warehouse 918.60sq.m 9,888sq.ft

Offices 210.88sq.m 2,270sq.ft

All areas are approximate and measured on a Gross Internal basis.

Rent

£90,000 per annum, exclusive.

Lease

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

Business Rates

Rateable Value £72,500

EPC

To be assessed.

VAT

VAT will be charged where appropriate.

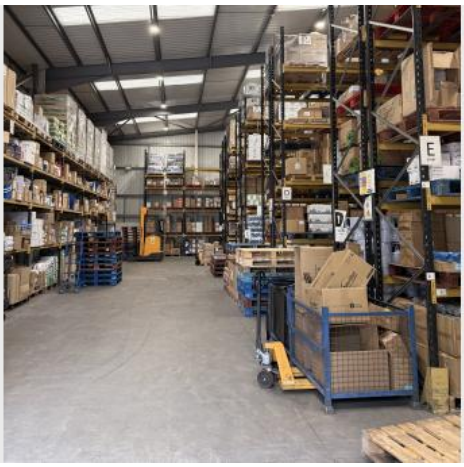
Viewing

By arrangement with the agents: James Swash, Michael Tromans & Co Tel: 01902 425646

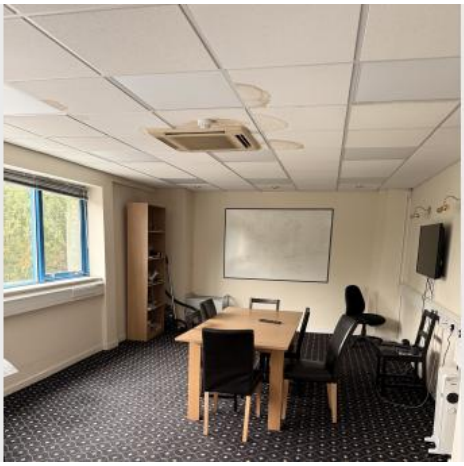
Stephen Smith, Fraser Wood Tel: 01922 629000

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Additional Images











Location Map

