



12 Sutherland Avenue, Wolverhampton, WV2 2JH

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£NOW LET

Warehouse with Offices

Large Car Park

Location

The property is located on Sutherland Avenue, opposite Monmore Green Stadium, close to its junction with the A41 Bilston Road.

Description

The property comprises a portal framed building with part brick and block elevations and profile sheet cladding to the remainder. Internally the unit benefits from an eaves height of 5.4 m and has overhead gas heaters, strip lighting and roller shutter (3m clearance) access to the forecourt. In addition there are integral two storey offices which benefit from gas fired central heating, carpeting, suspended ceilings with recessed lighting. To the front of the property is a large tarmac forecourt (access shared with adjoining occupier) providing ample parking and loading facilities.

Accommodation

All areas measured on a gross internal basis

GF Warehouse 319.7sq.m 3,441sq.ft

GF Offices 79.9sq.m 860sq.ft

Loading Bay 58.8sq.m 633sq.ft

First Floor 138.8sq.m 1,493sq.ft

Total 597.2sq.m 6,427sq.ft

Rent

£30,000 per annum exclusive

NOW LET

Lease

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

VAT

VAT will be charged where appropriate.

Business Rates

Rateable Value £20,000

EPC

To be assessed

Subject to Contract

Viewing strictly by appointment with Michael Tromans & Co LLP 01902 425 646

Jul 22

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