Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Bay 4 Wombourne House, Heath Mill Road, Wombourne, WV5

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£LET AGREED

Industrial Unit

Recently Refurbished

http://www.michaeltromans.co.uk/qlink3079

Location

The property is located in Wombourne between Wolverhampton and Dudley, just off the B4176 in an established industrial location, well served by a large residential catchment. Nearby operators include Sainsburys and McCain's food production with other local and national operators.

Approximate Travel Distances:-

Kingswinford 3 miles

Wolverhampton 7 miles

M5 Junction 2 9.5 miles

M6 Junction 9 11 miles

Description

The property comprises a recently refurbished warehouse / workshop unit benefitting from insulated steel profile clad walls and roof, filon roof sheets, electric roller shutter and LED lighting.

The site benefits from electric gates to the front and CCTV covering the external parts.

In addition to let is a further yard measuring approximately 0.6acres with the benefit of water and electricity that lends itself to being split if required .

There are further individual offices within the main building available which have undergone recent refurbishment and provide a number of cellular offices. They benefit from suspended ceilings, recessed LED lighting, air-conditioning and carpeted floors. There are the usual W.C. facilities and well appointed kitchen areas.

Accommodation

Warehouse 3,570 sq.ft 331.65 sq.m

Rent

£22,000 per annum, exclusive - Unit

LET AGREED

Lease

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

VAT

The property has been elected for VAT and all figures quoted will be subject to VAT at the prevailing rate.

Business Rates

To be assessed.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common parts and areas at £0.30psf exclusive, the figure will be subject to annual review.

Legal Costs

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

Viewing

By arrangement with Michael Tromans & Co,

Tel 01902 425646

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Additional Images







Location Map

