



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



Compound r/o Wombourne House, Heath Mill Road, Wombourne,

**TO LET**

DEVELOPMENT SITES / YARDS

Rent  
£50,000

<http://www.michaeltromans.co.uk/qlink3017>

## 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 with other local and national operators.

## Description

The compound is located to the rear of Wombourne House and accessed via a shared surfaced roadway. The level and regular shaped yard has a hardcore based surface with areas of concrete hardstanding and is to benefit from both water and electric supplies and a secure pallisade boundary fence.

## Accommodation

Yard - 0.6 acre

(All measurements are approximate)

## Rent

£50,000 per annum, exclusive

## Lease

A new lease on a full repairing and insuring basis for a term to be agreed and granted outside the security provisions of the Landlord and Tenant Act 1954 Part II.

## Rateable Value

To be assessed.

## Service Charge

A service charge will be levied for the maintenance and upkeep of the common parts.

## Viewing

Strictly by prior appointment with Michael Tromans & Co  
01902 425 646

Or via our Joint Agent Andrew Dixon & Co 01543 506 640

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