Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Unit 3 Culwell Industrial Park, Kennedy Road, Wolverhampton,

TO LET

INDUSTRIAL & WAREHOUSE

Size
5,132 sq ft (477 sq m)

Rent
£36,000

* No service charge

* No VAT

http://www.michaeltromans.co.uk/qlink2886

Location

The property is located on the Culwell Industrial Park located just off Kennedy Road, Wolverhampton.

Nearby transport links include the A4124 dual carriageway Wednesfield Road and Motorway access to the J10 M6 is approximately 6 miles distance, in turn linking to the M6 Toll Road, M5, M42, M40 and national motorway network.

Description

The unit is of Steel portal frame construction and provides a minimum working height of 5.35m and maximum height of 6.82m. The unit frontage is part brick/block with clad elevations.

To the front of the unit is office accommodation, there is also a forecourt which provides parking and a loading/unloading area.

The unit benefits from roller shutter access.

Accommodation

Gross internal area 5132 sq ft

Yard/Parking to the front

Rent

£36000pa

VAT

VAT is not currently applicable to the rent

Service Charge

No service charge

Lease

New lease available on terms to be agreed

Subject to possesion

Business Rates

Rateable Value:

£29250

EPC

D-(99)

Viewing

By arrangement with the agents:

Mark Tromans

Michael Tromans & Co

Tel: 01902 425646

tromansandco@aol.com

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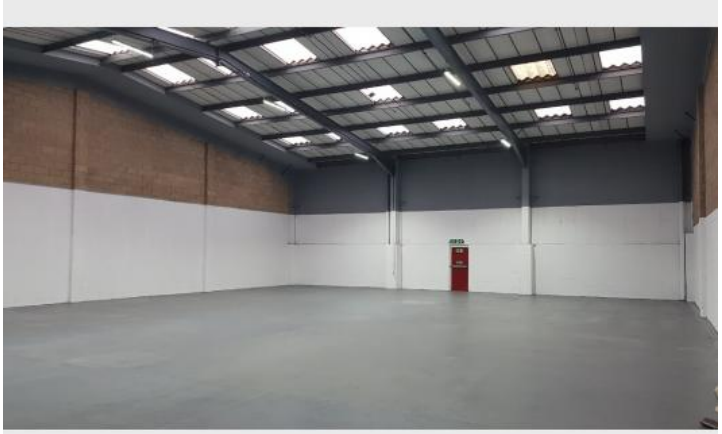
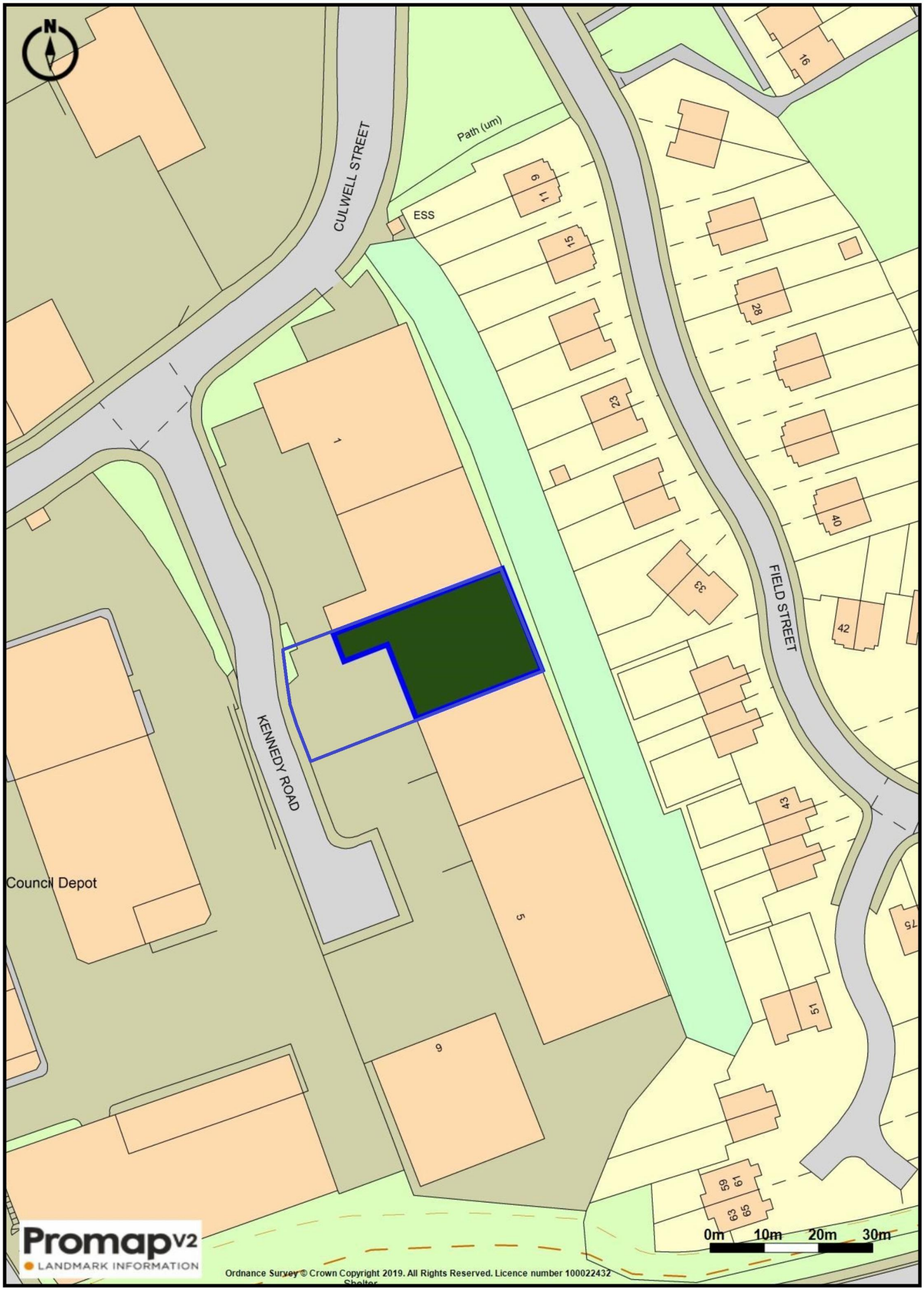






Location Map





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed