



Unit 35b, PDH Industrial Estate, Neachells Lane, WV13 3SF

TO LET

INDUSTRIAL & WAREHOUSE

Size
2,135 sq ft (198 sq m)

Rent
£14,500

Location

The premises are located on Neachells Lane, opposite the junction with Strawberry Lane and approximately 0.3 miles from the Willenhall Road. Wolverhampton City Centre is located 2 miles to the west and Junction 10 of the M6 is 3.3 miles to the east. The surrounding area is predominantly industrial with nearby occupiers including Travis Perkins, Howdens and Screwfix.

Description

The semi detached unit comprises an open plan warehouse with W.C. facilities, expansive mezzanine area, personnel doors to the front with electric roller shutter and a secondary pedestrian access and large glazed frontage on the side elevation, the unit also has an eaves height of 5.6m to eaves.

N.B. There is currently no full height roller shutter access although there is potential for one to be fitted if required.

Accommodation

Warehouse 198.4sq.m 2,135sq.ft

Mezzanine 212.0sq.m 2,282sq.ft

It might be possible to offer a further 1,400sq.ft if required at a price to be agreed.

Rent

£14,500 per annum exclusive

Lease

A new lease on an effective full repairing and insuring basis by way of a service charge for a term to be agreed.

VAT

VAT will be applicable

Business Rates

Rateable Value £11,500

EPC

EPC = C

Viewing

By arrangement with the agents:

Michael Tromans & Co

Tel: 01902 425646

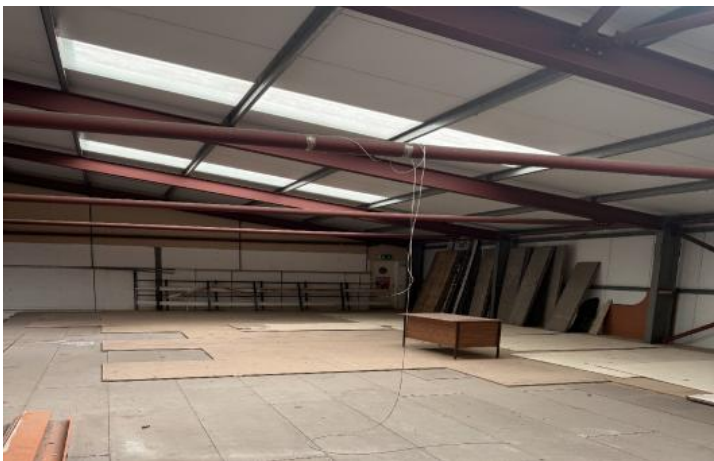
tromansandco@aol.com

Subject to Contract

JS/SC Sept26

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Additional Images



Location Map

