



Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Unit 4 Lower Lanes Business Park, Fox Road, Seisdon,

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£Under Offer

Detached Industrial Unit with

22,500 sq.ft

Fenced access with automated gated
currently fitted out as a food processing

Minimum Eaves Height Approx 5.2m

EPC Rating: B+ www.michaeltromans.co.uk/qlink3153

Location

The premises, which form part of a development of similar units, is located just off the A454 Bridgnorth Road, approximately 4 miles west of Wolverhampton. Access to the motorway networks is gained via Junction 2 of the M5 approximately 10 miles to the east and Junction 3 of the M54, approximately 8 miles to the north.

Description

The property comprises of a detached industrial unit, which until recently was utilised for food processing and storage and distribution, provides two interconnecting bays with administration offices. The minimum eaves height is approximately 5.2m and there are ground and dock level access facilities. Whilst the property is fitted out for its most recent use, it could potentially be adapted for alternative business uses.

Accommodation

All measurements are approximate

Bay 1 13,500sq.ft 1,254sq.m

Bay 2 9,000sq.ft 836sq.m

Total 22,500sq.ft 2,090sq.m

There is an existing mezzanine in Bay 2 and this may either remain in situ or potentially be removed.

Externally there are ample concrete surfaced yard and servicing areas together with parking.

Rent

£112,500 plus VAT

UNDER OFFER

Lease

A new lease for a term of 6 years, subject to a rent review at the third anniversary, on a full repairing and insuring basis.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas and is presently £0.25psf Plus VAT for

the current calendar year.

VAT

VAT will be charged

EPC

Energy Performance Certificate B - 44

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment with

Michael Tromans & Co

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or

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Additional Images

