



Unit 5d Delta Trading Estate, Bilston Road, Wolverhampton, WV2

## TO LET

RETAIL & LEISURE

**Size**  
5,840 sq ft (543 sq m)

**Rent**  
£30,000

## Location

The property is located on the A41 Bilston Road about a mile from Wolverhampton centre. The Black Country Route and M6 and M5 junctions are a short distance away

## Description

The property comprises a mid terraced unit of regular shape, with roller shutter access door to the front, let together with an adjoining office area

Eaves height 13 feet

The estate has a nearby shared parking area

There estate has security measures including 24 hour CCTV and manned gated access to site

## Accommodation

Approx gross internal

Warehouse	4990 sq ft
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Office block	850 sq ft
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Total	5840 sq ft
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6 dedicated car parking spaces (in addition to the shared car parking area)

## Rent

£30000pa

## VAT

Will apply

## Service Charge

Based on £0.76psf for the present period

There will also be a contribution to water rates and building insurance

## Business Rates

Rateable Value £20500 (for the warehouse)

Rates for the office tba

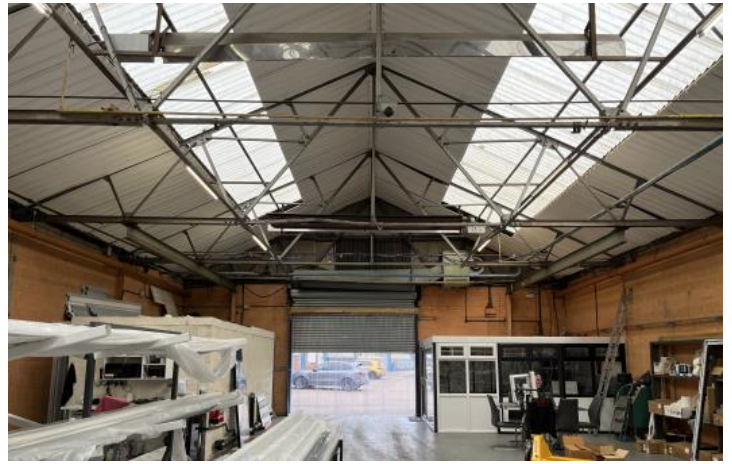
## Viewing

By arrangement with Michael Tromans & Co, tel 01902 425646

Subject to Contract

August 23

## Additional Images





## Location Map

