

## Commercial Property Agents | 01902 425646

6 Waterloo Road Wolverhampton, WV1 4BL



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

Office block 850 sq ft

Total 5840 sq ft

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

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## Additional Images







### **Location Map**

