Unit 8, Spring Lane, Willenhall, WV12 4HW

TO LET
INDUSTRIAL & WAREHOUSE

Rent
£NOW LET

Location

The property is located on Spring Lane, Willenhall between Ashmore Lake Road and Sandbeds Road. The surrounding area is predominantly industrial, with a large residential catchment in close proximity.

Description

The detached warehouse is of brick construction with a steel trussed, mono pitch roof surmounted by lined steel profile sheeting with translucent roof sheets. Internally the unit comprises a large open plan space with concertina loading door, an eaves height of 3.1m with offices, W.C. and kitchen facilities, the unit also benefits from a 3 phase electric supply. To the front of the unit is a small gated yard with a further enclosed yard to the rear of the property.

Accommodation

All areas are approximate and measured on a gross internal basis.

Warehouse 300.00sq.m / 3,229sq.ft

Office block   53.68sq.m / 577sq.ft

Total   353.68sq.m / 3,807sq.ft

Rent

£25,000 per annum, exclusive

NOW LET

Lease

A new lease on a full repairing and insuring basis for a term to be agreed.

EPC

EPC = E - 103

Expiry may 2028

VAT

VAT will be charged where appropriate

Viewing

By arrangement with the agents:

James Swash

Michael Tromans & Co

Tel: 01902 425646

tromansandco@aol.com

Subject to Contract

JS/SC

Nov 2023