



Unit 8, Spring Road Industrial Estate, Wolverhampton, WV4 6LF

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£50,000

Location

The property is located on Spring Road Industrial Estate close to its junction with the A4123 Birmingham New Road which, provides excellent access to the Black Country Route and in turn the Midlands motorway network.

Description

The end of terrace unit is of full height brick construction surmounted by a metal profile clad roof with translucent roof sheets. To the front is a two storey office block with ground and first floor offices, kitchen and W.C. facilities. The warehouse is largely open plan with mezzanine stores / offices. The unit benefits from 3 phase electricity, electric roller shutters to the windows and warehouse and there is parking located to the front.

N.B. a small external yard might be available by separate negotiation.

Accommodation

Ground Floor 7,443sq.ft 691.45sq.m

Mezzanine 2,198sq.ft 271.00sq.m

All areas are approximate and measured on a Gross Internal Basis.

Rent

£50,000 per annum, exclusive

Lease

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

Business Rates

The property has several Rateable Values for internal parts.

EPC

EPC = E (113)

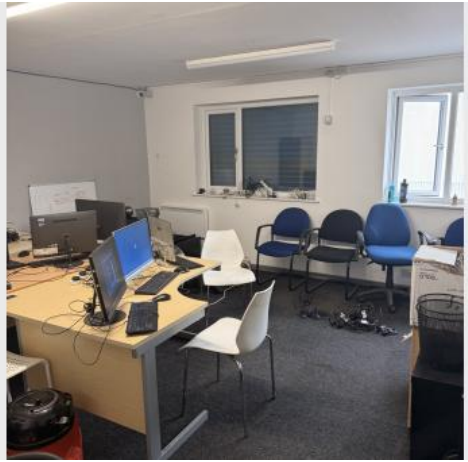
VAT

VAT will be charged where appropriate.

Viewing

By arrangement with the agents: James Swash, Michael Tromans & Co Tel: 01902 425646

Additional Images



Location Map

