



Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Unit B, Manders Industrial Estate, Old Heath Road,

FOR SALE

INVESTMENT PROPERTIES

Size
18,950 sq ft (1,760 sq m)

Purchase Price
£765,000

Single Tenant

Attractive modern unit

Lease expiry February 2025

<http://www.michaeltromans.co.uk/qlink2378>

Location

The is located about one mile east of Wolverhampton city centre in an established industrial location, and is approximately 4 miles from M6 Juntion 10 and 3.5 miles from M54 Junction 1

Description

The property comprises a modern two bay detached warehouse with extensive circulation area

Accommodation

Total internal area 18950ft²

This includes 950ft² of mezzanine level office area

Eaves height approx 24ft²

Site area approx 0.8 Acres

Lease

The property is leased to Guardrail Engineering Limited until February 2025

There is a tenant break option in February 2023

Fully repairing and insuring subject to schedule of condition

2019 until expiry (2025) £70,000pa

Tenant Company

Guardrail manufactures industrial handrailing systems. For more information see;

www.guardrailgroup.com

Guardrail Engineering Limited was incorporated in 1995 and in financial statements to y/e 31/12/2017 had net assets of £800,450

Source: www.companycheck.co.uk

Price

£765,000

VAT

Will apply in addition

EPC

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Further information

Contact, Mark Tromans 01902 425646

Subject to contract

Additional Images

