Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Units 1, 2 & 3 Lower Lanes Business Park, Fox Road,

TO LET

INDUSTRIAL & WAREHOUSE

Rent
£5 psf

- 3 Adjacent Detached Warehouse Units
- From 32,000 sq.ft to 96,000 sq.ft
- Fenced Access with Automated Gate
- Minimum Eaves Height Approx 10m
- On Site Weighbridge
- EPC Ratings: A-24

Location

The premises, which form part of a development of similar units, is located just off the A454 Bridgnorth Road, approximatley 4 miles west of Wolverhampton. Access to the motorway networks is gained via Junction 2 of the M5 approximately 10 miles to the east and Junction 3 of the M54, approximately 8 miles to the north.

Description

The property comprises of three detached warehouse units with a minimum eaves height of approximately 10m. The units have undergone a degree of refurbishment to include new LED lighting and full height roller shutter access door serving each unit. Externally there is a concrete apron for HGV servicing and to the front, the ability to incorporate individual office requirements.

In addition, each unit has its own separate water and electric supply, the site benefits from a 700A and 500A supply and in addition there are diesel back up generators. The site benefits from 24/7 security monitored by Chubb, gated entrance, Paxton entry systems to the individual units and each unit has Starlink internet connectivity.

Accommodation

All measurements are approximate

Unit 1 32,000sq.ft 2,973sq.m

Unit 2 32,000sq.ft 2,973sq.m

Unit 3 32,000sq.ft 2,973sq.m

Total 96,000sq.ft 8,919sq.m

Rent

£5.00psf plus VAT per annum

Lease

A new lease for a term of 6 years, subject to a rent review at the third anniversary, on a full repairing and insuring basis.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas and is presently £0.25psf Plus VAT for the current calendar year.

VAT

VAT will be charged

Rateable Value

To be assessed

EPC

Energy Performance Certificate A - 24 (all units)

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment with Michael Tromans & Co 01902 425646

or

Andrew Dixon and Co 01543 506654

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Additional Images









Location Map

