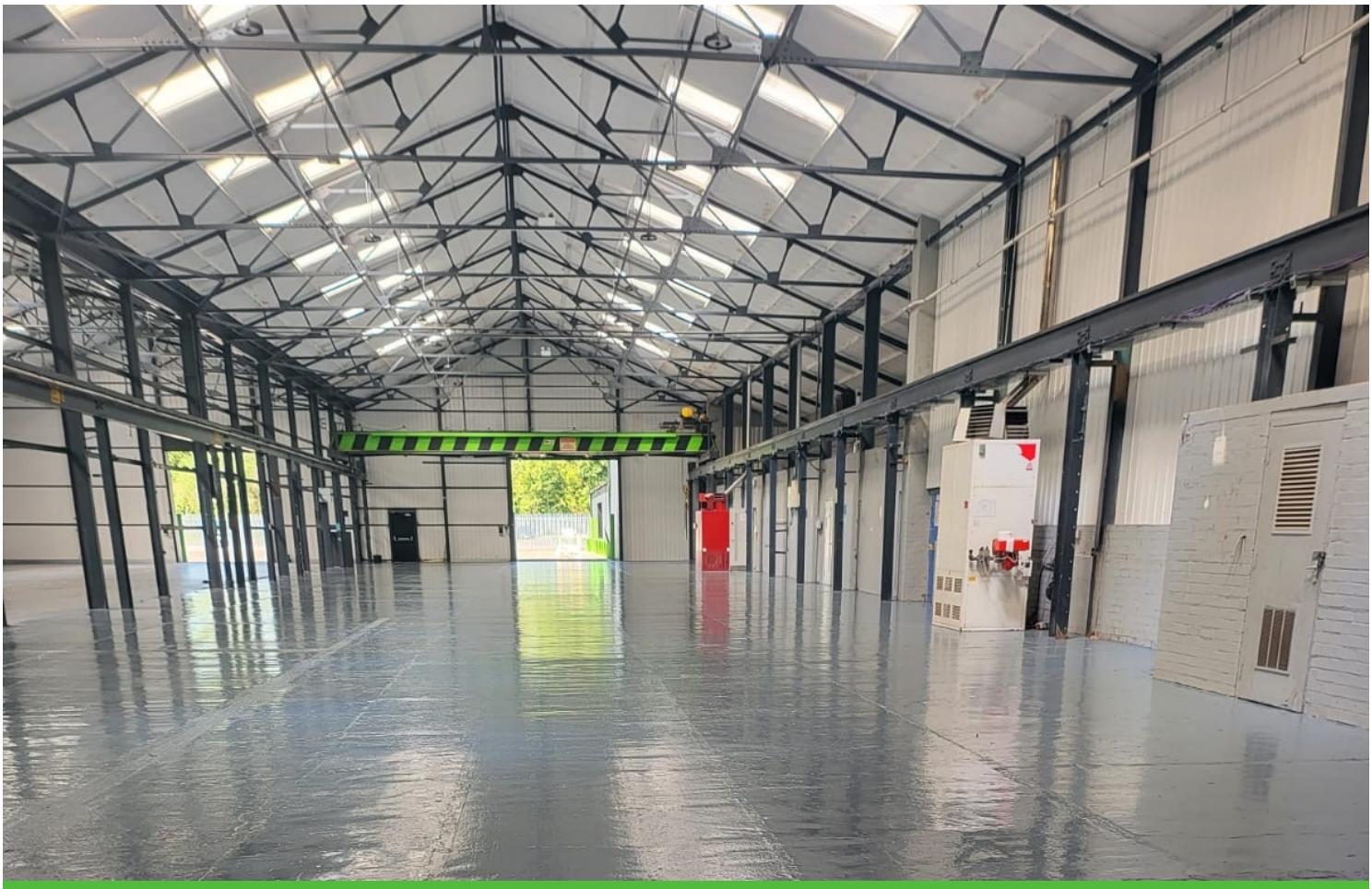
Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Wombourne House, Heath Mill Road, Wombourne, WV5 8BD

TO LET

INDUSTRIAL & WAREHOUSE

Size
11,034 sq ft (1,025 sq m)

Rent
£UNDER OFFER

- Industrial Unit and Offices
- Minimum Eaves Height 6m
- Recently Refurbished
- 5T Overhead Travelling Crane
- Secure rear yard 0.6 acres

http://www.michaeltromans.co.uk/qlink2885

Location

The property is located in Wombourne between Wolverhampton and Dudley, just off the B4176 in an established industrial location, well served by a large residential catchment. Nearby operators include Sainsburys and McCain's food production with other local and national operators.

Approximate Travel Distances:-

Kingswinford 3 miles

Wolverhampton 7 miles

M5 Junction 2 9.5 miles

M6 Junction 9 11 miles

Description

The warehouse accommodation comprises a large bay with ancillary accommodation to include W.C. facilities, canteen and stores that has recently undergone refurbishment to include new insulated profile cladding to the walls, painted throughout to include the floors, new electric roller shutters and LED lighting. In addition, the unit has the benefit of a 5 tonne overhead travelling crane.

To the front of the premises is forecourt parking and to the rear is a gated and secure yard providing ample circulation space and further parking.

In addition to let is a further yard measuring approximately 0.6acres with the benefit of water and electricity.

There are further individual offices within the main building available which have undergone recent refurbishment and provide a number of cellular offices. They benefit from suspended ceilings, recessed LED lighting, air-conditioning and carpeted floors. There are the usual W.C. facilities and well appointed kitchen areas.

Accommodation

Warehouse 9,960 sq.ft 925.28 sq.m

Ancillary 1,074 sq.ft 99.77 sq.m

Total 11,034 sq.ft 1,025.28 sq.m

Rent

Rent £60,000 per annum, exclusive UNDER OFFER

Yard £50,000 per annum exclusive

Lease

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

VAT

The property has been elected for VAT and all figures quoted will be subject to VAT at the prevailing rate.

Business Rates

To be reassessed.

EPC

EPC = D-78

Service Charge

A service charge will be levied for the maintenance and upkeep of the common parts and areas at £0.30psf exclusive, the figure will be subject to annual review.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

By arrangement with Michael Tromans & Co,

Tel 01902 425646

or via our joint agent Andrew Dixon & Co

Tel 01543 506640

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