

TO LET INDUSTRIAL PREMISES

**UNIT C & OFFICES, MANDERS INDUSTRIAL ESTATE,
OLD HEATH ROAD, WOLVERHAMPTON, WV1 2RP**



- Warehouse/production unit with office accommodation
- Secure yard
- 1 ½ miles from Wolverhampton City Centre and 3 miles from J10 of the M6

LOCATION

Manders Industrial Estate is located off Old Heath Road and near the Willenhall Road (A454) and Wednesfield Road (A4124). Wolverhampton City Centre is circa 1½ miles to the north east.

DESCRIPTION

The premises comprise a steel framed industrial unit of part brick and modern profile sheet cladding. Internal eaves height is approximately 3.55m. Two storey offices comprise suspended ceilings, office category lighting and air conditioning.

The premises benefits from secure parking to the front and fenced storage land at the rear.

ACCOMMODATION

Gross internal floor areas measure approximately:

Unit C	1,742 sqm	18,751 sqft
Offices	255 sqm	2,745 sqft
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	1,997 sqm	21,496 sqft

TENURE

The property is available to let by way of a new lease, terms to be agreed.

RENTAL

£75,000 (Seventy Five Thousand Pounds) per annum exclusive.

RATEABLE VALUE

Interested parties should make their own enquiries with Wolverhampton City Council.

SERVICES

We understand that all mains services are available to the premises however we would ask all interested parties to make their own enquiries in this regard.

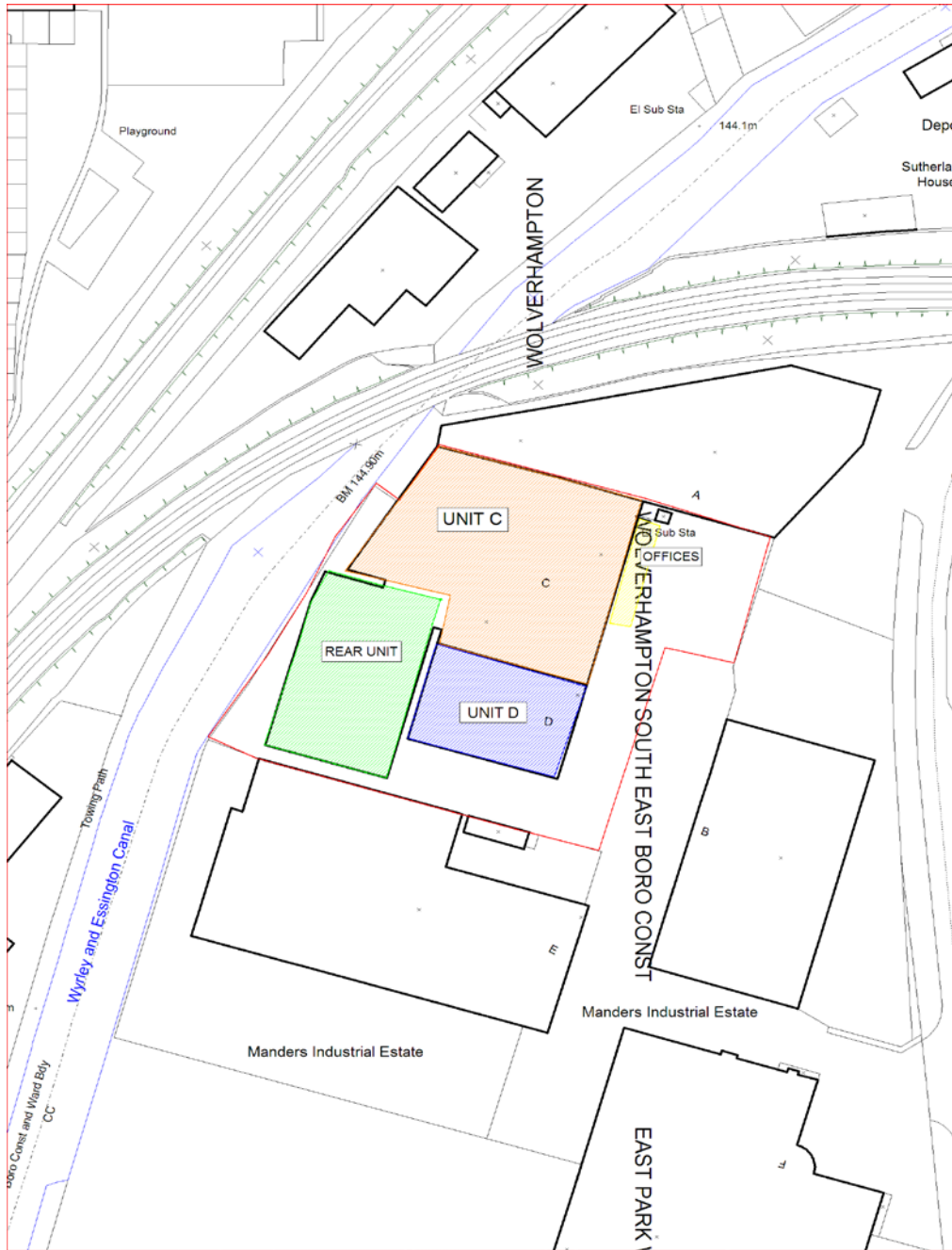
LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the vendor's legal fee's should they withdraw after solicitors have been instructed.

VIEWING

Strictly through the sole agents First City Limited on 01902 710999 quoting reference 4176.

SITE PLAN



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