

# TO LET INDUSTRIAL PREMISES

## Unit 3A



**TRACTOR SPARES INDUSTRIAL ESTATE, STRAWBERRY LANE,  
WOLVERHAMPTON, WEST MIDLANDS, WV13 3RS**

- Floor Area approximately 2,606 sqft (242.10 sqm)
- On Site Parking
- Incentives Available
- Fenced Site with CCTV

## **LOCATION**

The premises are located on an industrial estate in Willenhall, Wolverhampton, less than 0.5 miles from the A454 which provides access to J10 of the M6 and Wolverhampton where junctions 1 and 2 of the M54 can be reached with ease.

Wolverhampton Railway Station	2.1 miles
M6, J10	3.7 miles
M54, J1	4.9 miles
Walsall Railway Station	5.2 miles
Birmingham New Street Station	14.2 miles

## **DESCRIPTION**

The premises comprise self-contained industrial units and ancillary offices. The units are accessed from a secure yard via roller shutter doors.

## **ACCOMMODATION**

<b>Units</b>	<b>Sq Mtrs</b>	<b>Sqft</b>
3A	242.10	2,606

## **OUTSIDE**

Tarmacadam concrete surfaced forecourt providing parking and loading area.

## **SERVICES**

Mains water, drainage and electricity is provided within the unit.

## **RENTAL**

Rents ranging from £4.00 to £4.50 per sqft.

## **SERVICE CHARGE**

A service charge is levied in respect of the maintenance of the common areas. The rate per square foot is available upon application.

## **INSURANCE**

The landlord insures the buildings and the cost is recovered from the tenants.

## **VAT**

VAT is payable.

## **LEASE TERMS**

The premises are available on an effective full repairing and insuring lease for a term of no less than three years.

Incentives are available subject to lease terms.

## **LEGAL COSTS**

Each party is responsible for their own legal costs.

## **VIEWING**

By appointment with the sales agent "First City The Property Consultancy" on 01902 710999 quoting reference 4966.

## **EPC**

An EPC has been commissioned.

## **PHOTOGRAPHS**

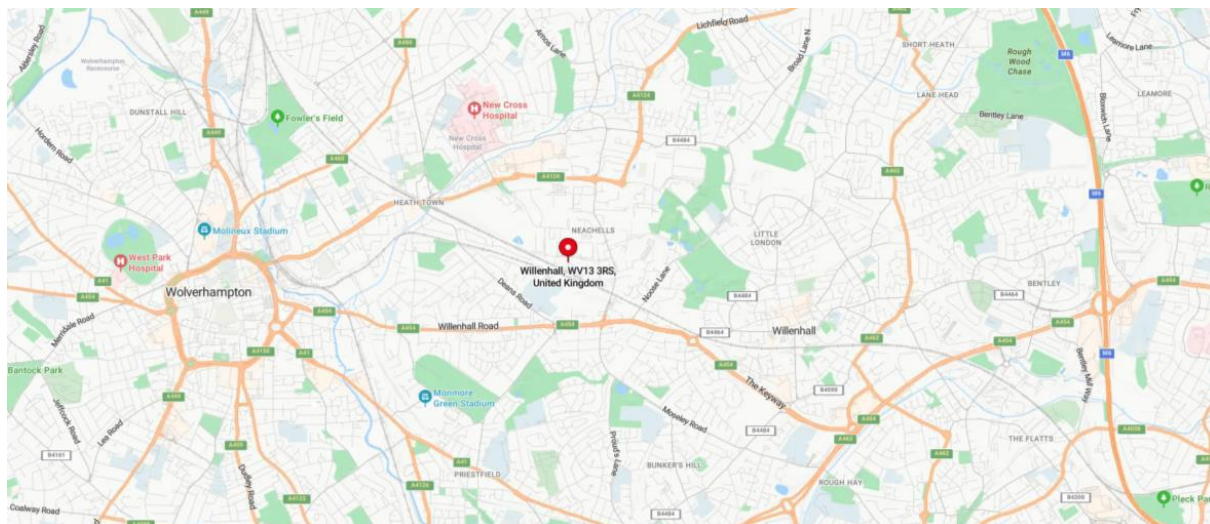




## SITE PLAN



## LOCATION PLAN



First City Limited, First City House, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

fax: 01902 422856

[www.firstcity.co.uk](http://www.firstcity.co.uk)

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