

# TO LET INDUSTRIAL PREMISES

**Strawberry Lane, Wolverhampton, West Midlands,  
WV13 3RS**



- Floor area approximately 17,760 sqft (1,649.94m<sup>2</sup>)
- Undergoing Refurbishment (Available November 2024)
- On Site Parking
- Office Accommodation
- Roadside Frontage

## 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 a self-contained industrial unit and ancillary offices. The warehouse is accessed from a secure yard via roller shutter doors, the office has an office facing the highway.

## ACCOMMODATION

<u>Sq Mtrs</u>	<u>Sqft</u>
1,649.94	17,760

## OUTSIDE

Tarmacadam surfaced forecourt providing parking and loading area.

## SERVICES

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

## RENTAL

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

## 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.

## **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.

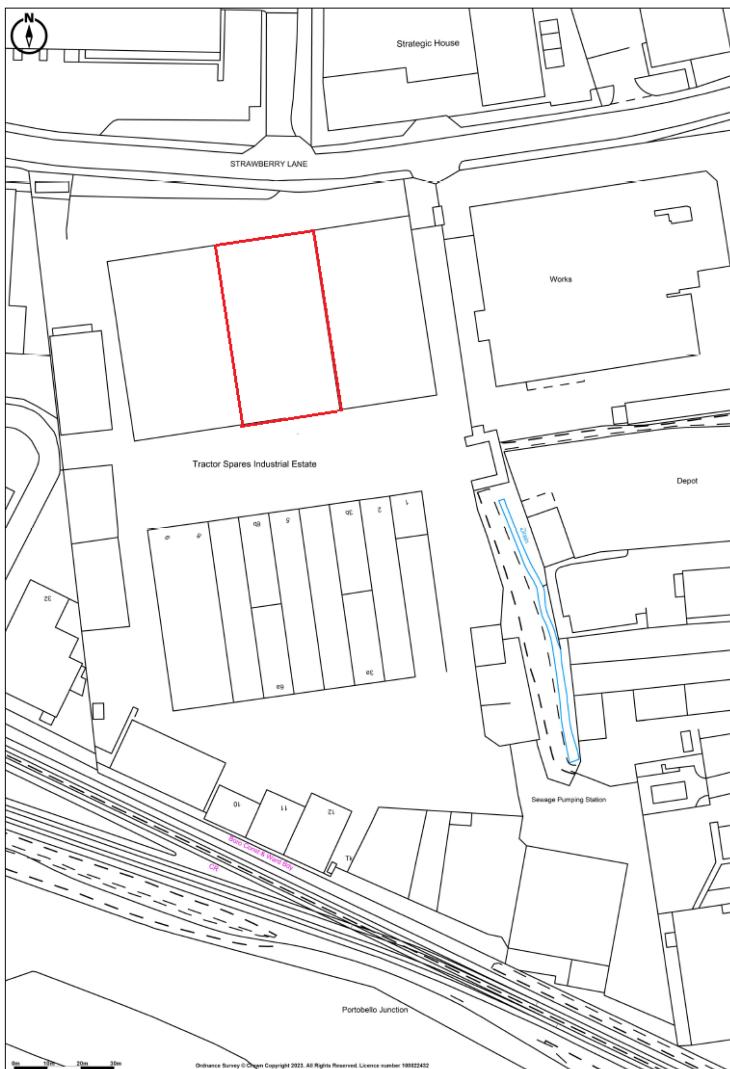
## **EPC**

An EPC will be commissioned upon the completion of the refurbishment works.

## **LOCATION PLAN**



## **SITE PLAN**



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

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

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