

TO LET INDUSTRIAL PREMISES

Unit E, F & G



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

- Floor area approximately 17,760 sqft (1,649.94m²)
- Recently Refurbished
- On Site Parking
- Office Accommodation
- Roadside Frontage
- Fenced yard 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 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

Unit	Sq Mtrs	Sqft
E, F & G	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

Rents ranging from £3.50 to £4.00 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.

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, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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www.firstcity.co.uk

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