

TO LET INDUSTRIAL PREMISES



**UNIT 2, TRACTOR SPARES INDUSTRIAL ESTATE,
STRAWBERRY LANE, WOLVERHAMPTON, WEST MIDLANDS,
WV13 3RS**

- Floor Area approximately 5,250 sqft (487.74 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

Units	Sq Mtrs	Sqft
	487.74	5,250

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 5016.

EPC

An EPC has been commissioned.

PHOTOGRAPHS





LOCATION PLAN



SITE 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

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England
no. 1764529



Regulated by RICS