

TO LET INDUSTRIAL PREMISES UNIT 2



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

- 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. The estate is fenced and has CCTV. Unit 2 has a multi-point locking security door with a steel plated outdoor at both ends.

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

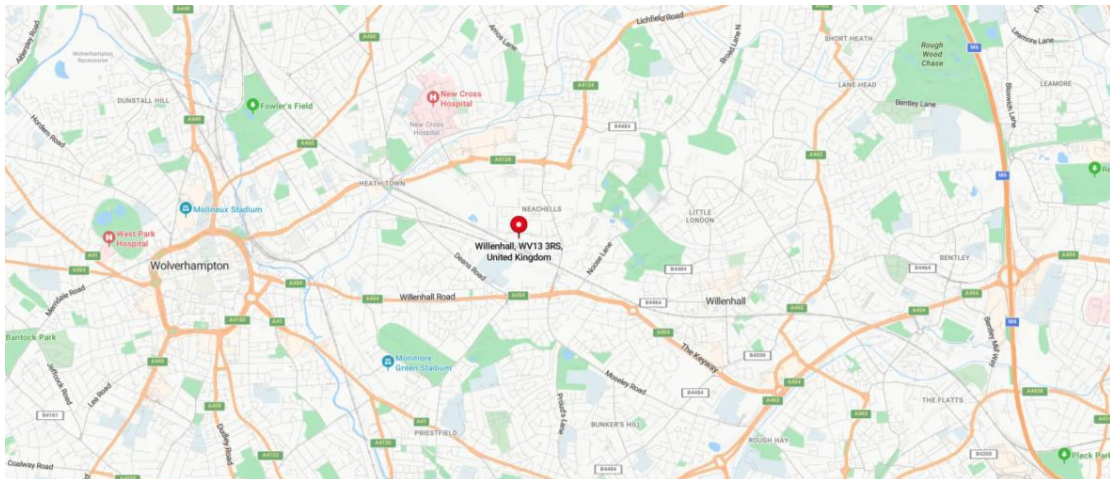
An EPC has been commissioned.

PHOTOGRAPHS

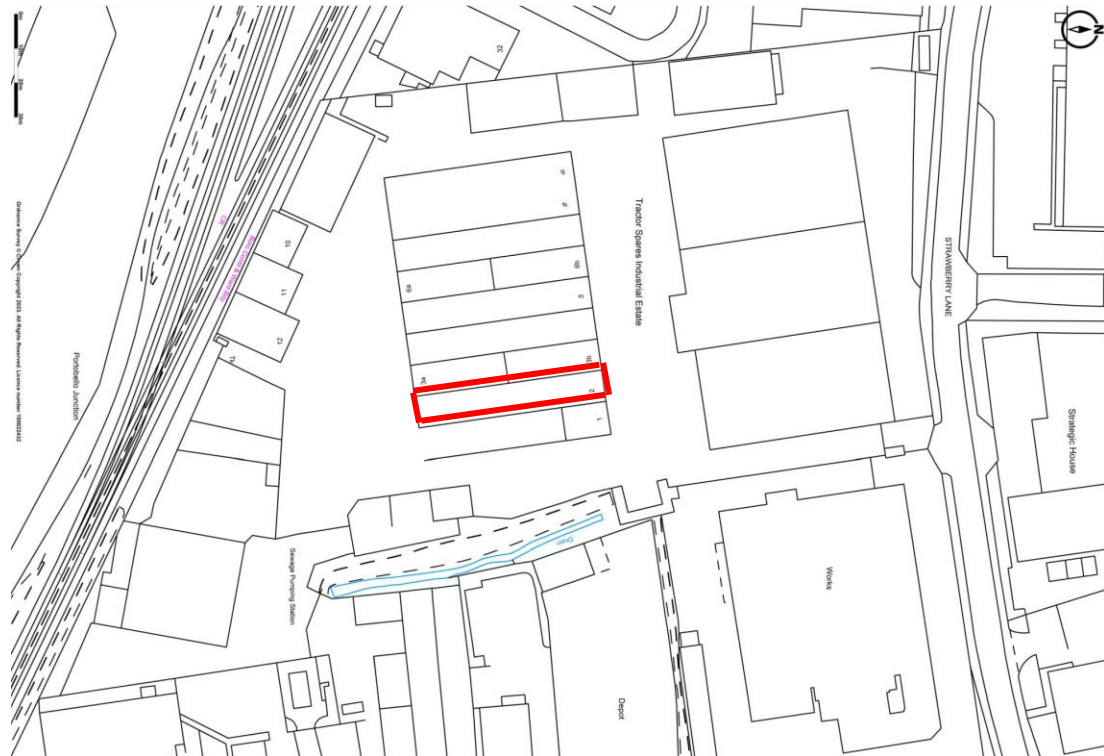




LOCATION PLAN



SITE PLAN



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

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