

Unit 41 TO LET



Warehouse / Industrial

6,472 sq ft (601 sq m)





6,472 sq ft (601 sq m) of industrial/warehouse space in an established location

The unit is of block construction under a pitched truss roof. The unit is due to be reclad in profile sheet cladding both on the roof and side elevations with integrated translucent roof lights. The unit benefits from a height to truss of 6m approximately and accessed via two roller shutter doors, one of which being beneath a canopy. The unit also benefits from a 3 tonne crane.

Externally there are approximately 10 car parking spaces.





Specification



Two Roller Shutter Doors



Three Tonne Crane



Canopy Loading



Weighbridge on Site



6m height to truss



24/7 Manned Security



Lease Terms

The unit is available with the benefit of a new Lease on a full repairing and insuring basis for a term to be agreed. The Lease will incorporate a service charge to cover the manned security, CCTV and the repair and maintenance of all common areas.

Rent

£38,900 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent.

Services

We understand that mains services are available. Electricity is purchased from the estate.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their Solicitors and/or Surveyor.

Rates

Rateable Value: £19,250.

Legal Costs

Each party to be responsible for their own legal costsincurred.

Energy Performance Certificate

EPC Rating - C (66).



Wellington Industrial Estate is conveniently located off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. **Wolverhampton and Birmingham city centres** are within five and 10 miles respectively.







M5/J2

M6/J10 A41

14 mins 18 mins

M54/J1 30 mins M40/J3A 45 mins

For further information or to arrange a viewing please contact the sole joint agents.



Max Shelley

M: 07881 948 908

E: max.shelley@bulleys.co.uk

Lewis Giles

M: 07779 994 141

E: lewis.giles@bulleys.co.uk



Matthew Pearcey

M: 07764 269 803

E: matthewpearcey@sellers-surveyors.co.uk



Matthew Tilt

M: 07834 626 172

E: matthew.tilt@harrislamb.com

Neil Slade

M: 07766 470 384

E: neil.slade@harrislamb.com

wellingtonindustrialestate.co.uk



Misrepresentation Act: Bulleys and Sellers for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Bulleys and Sellers has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only, 06/24. Designed and produced by Barques Design, www.barques.co.uk