



Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

Unit 41 TO LET

Warehouse / Industrial

6,472 sq ft (601 sq m)

wellingtonindustrialestate.co.uk



Refurbishment under way





Wellington
Industrial Estate

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 re-clad 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.



Unit 41

6,472 sq ft (601 sq m)



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 costs incurred.

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
5 mins

M6/J10
14 mins

A41
18 mins

M54/J1
30 mins

M40/J3A
45 mins

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



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