

Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

Unit 45/48 TO LET



Warehouse / Industrial 17,112 sq ft (1,590 sq m)

wellingtonindustrialestate.co.uk





17,112 sq ft (1,590 sq m) of industrial/warehouse space in an established location

The unit is of steel truss framed construction with brick/blockwork elevations with metal profile sheet cladding above. The unit has been re-roofed incorporating translucent roof lights. The unit has a height to eaves of 8.6m and is accessed via a new roller shutter door at either end of the unit. The unit is prominently position at the estate entrance.



Unit 45/48 **17,112 sq ft** (1,590 sq m) 52b 61 60 50 51 53 54 42 40 55 52a 41 57 44 56 43 45 58 46 48 59 47 1 Office Birmingham New Road







CCTV and 24/7 manned security

/7 rity



Flexible Terms.

Refurbished unit



Lease Terms

The unit is available with the benefit of a newlease on a full repairing and insuring basis for aterm to be agreed. The lease will incorporate aservice charge to cover the manned security/CCTV and the repair and maintenance of all common areas etc.

Rent

Available upon application.

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

To be reassessed.

Legal Costs

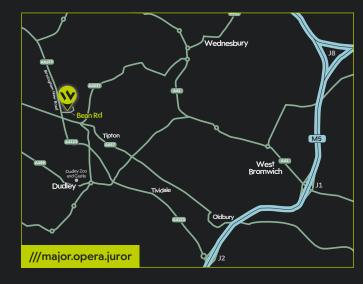
Each party to be responsible for their own legal costs incurred.

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/J2M6/J10A41M54/J1M40/J3A5 mins14 mins18 mins30 mins45 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