



Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

Unit 60 TO LET

Fully Refurbished Industrial Warehouse with Offices

17,144 sq ft (1,593 sq m)

wellingtonindustrialestate.co.uk





Wellington
Industrial Estate

17,144 sq ft (1,593 sq m) of industrial/warehouse space in an established location

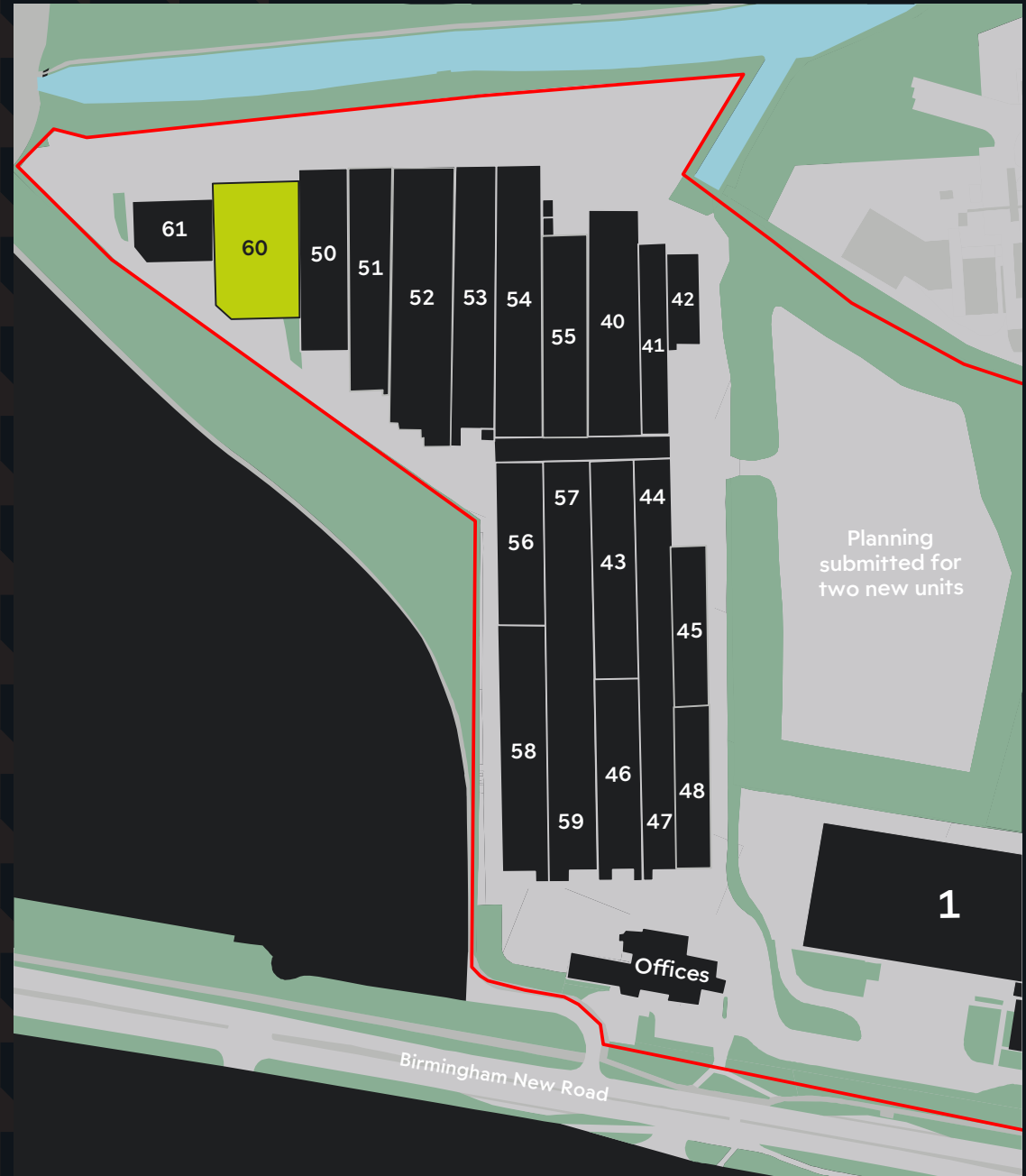
	Sq Ft	Sq M
Warehouse	16,450	1,528.5
Offices & amenity block	694	64.5
Total	17,144	1,593

The unit is of steel portal 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 5.8 and is accessed via new roller shutter doors and pedestrian access doors to the front and rear. Internally the unit benefits from a single storey amenity block which provides offices, toilets and kitchenette facilities.



Unit 60

17,144 sq ft (1,593 sq m)



Specification



5.8m to eaves approx.



Refurbished unit



CCTV and 24/7 manned security



Weighbridge on Site



Flexible Terms



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 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 Solicitor or Surveyor.

Rates

2023 Rateable Value £41,750.

Legal Costs

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

Energy Performance Certificate

EPC Rating - C.



Wellington
Industrial Estate

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.



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



M5/J2
5 mins

M6/J10
14 mins

A41
18 mins

M54/J1
30 mins

M40/J3A
45 mins



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. 12/24. **Designed and produced by Barques Design. www.barques.co.uk**