



# Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

## Unit 55 TO LET



Fully Refurbished Industrial Warehouse with Offices

**15,277 sq ft** (1,419 sq m)

[wellingtonindustrialestate.co.uk](http://wellingtonindustrialestate.co.uk)



## 15,277 sq ft (1,419 sq m) of industrial/warehouse space in an established location

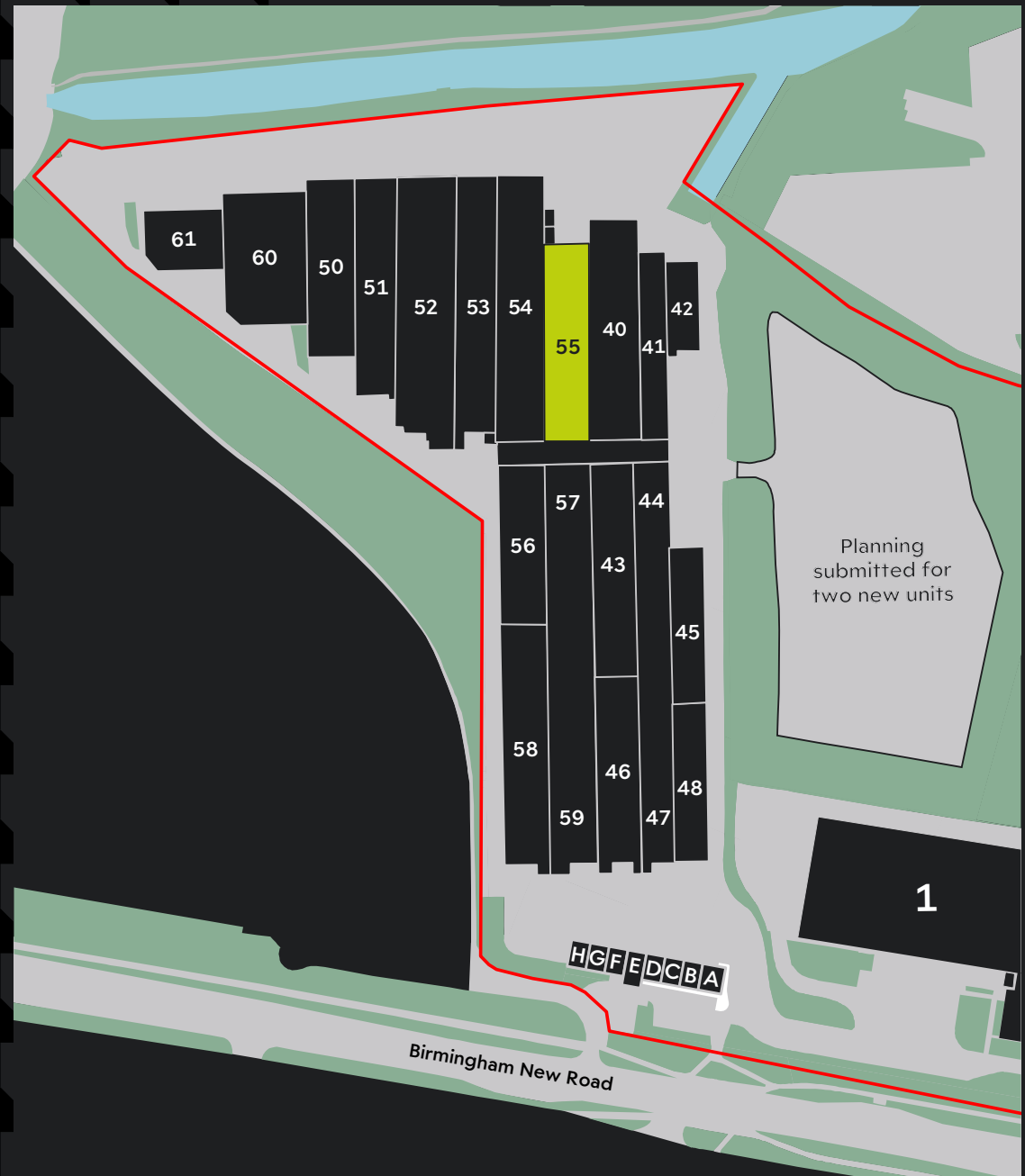
|                         | Sq Ft         | Sq M         |
|-------------------------|---------------|--------------|
| Warehouse               | 14,762        | 1,371.43     |
| Offices & amenity block | 515           | 47.84        |
| <b>Total</b>            | <b>15,277</b> | <b>1,419</b> |

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 7.12m and is accessed via new roller shutter doors and pedestrian access doors at the front and rear of the building. Internally the unit benefits from a single storey amenity block which provides offices, toilets and kitchenette facilities. Within the industrial unit there are 2 x 10 ton cranes.



### Unit 55

**17,277 sq ft (1,419 sq m)**





## Specification



**2 x 10 tonne cranes**



**CCTV and 24/7  
manned security**



**7.12m to eaves  
approx.**



**Refurbished unit**



**Flexible Terms**



**Weighbridge  
on Site**



## 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 £44,750.

## Legal Costs

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

## Energy Performance Certificate

EPC Rating - B.



**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.**



**M5/J2**  
**5 mins**

**M6/J10**  
**14 mins**

**A41**  
**18 mins**

**M54/J1**  
**30 mins**

**M40/J3A**  
**45 mins**



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



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