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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ

Unit 6 Bridge Street Industrial Estate, Potters Lane, Wednesbury,

TO LET

INDUSTRIAL / WAREHOUSE

Size
1,007 sq ft (94 sq m)

Rent
£9,000 per annum exclusive

New lease available

Popular area

http://www.sellers-surveyors.co.uk/qlink1981

Location

The unit is located on Bridge street, close to the junction with Potters Lane. The Motorway Network is accessible via Junction 9 of the M6 at Wednesbury and Junction 1 of the M5 at West Bromwich.

Description

The unit is of steel framed construction with brick/blockwork and profiled sheeted walls surmounted by a pitched, insulated corrugated asbestos roofs incorporating filon roof lights. Access is via a roller shutter door. Internal offices and toilets are included. Height to eaves - 4.8 m. (15'9") approx.

Accommodation (Gross Internal Area approx)

1,007 sq.ft. (93.60 sq.m.)

Services

Electricity and water are connected. The water supply is sub-metered.

Rating Assessment

To be confirmed.

U.B.R. 55.5p in the £ (2025/26).

Lease Terms

The premises are available with the benefit of new lease on a full repairing and insuring basis for a term to be agreed.

Service Charge

A service charge is levied to cover the repair/maintenance of all common areas and services provided.

Rents

£9,000 per annum exclusive.

V.A.T.

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

Fixtures and Fittings

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - C.

Viewing

Strictly by appointment with the Sole Agents

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