

TO LET



INDUSTRIAL UNIT - MAY SELL 43-47 WEDNESFIELD ROAD, WOLVERHAMPTON, WV10 0JA



LOCATION

The premises are in a prominent location on the A4124 Wednesfield Road, less than 0.3 mile east of Wolverhampton City Centre. Junction 2 of the M54 is approximately 4 miles to the north and junction 10 of the M6 is approximately 5.5 miles to the east. These junctions provide access to the national motorway network.

DESCRIPTION

The main workshop is of steel portal frame construction with brick elevations and concrete floor. Access is provided via a roller shutter door via a substantial yard area to the rear of the property. The workshop has a minimum eaves height of 3.49m to the underside of the haunch rising to 6.45m of the apex. There is currently a large mezzanine floor which can be left insitu or can be removed if required.

To the front of the premises is a trade counter which is of flat roof construction with brick elevations with suspended ceilings and inset lighting.

Customer parking is provided to the front of the property and additional yard area to the rear.

ACCOMMODATION

The approximate gross areas are as follows:

GROUND FLOOR

WAREHOUSE	11,435 sq ft	1,062 sq m
PLUS MEZZANINE	4,000 sq ft	372 sq m
SITE AREA	0.7 Acres	

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£100,000 pa + VAT

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value £50,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 123 (Band E). A copy of the certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand VAT is payable on the rental however interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with: -

AMT Commercial - 01527 821 111

or Bulleys on 0121 400 0407

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.