

MODERN INDUSTRIAL WAREHOUSE/ TRADE COUNTER UNIT **TO LET**

UNIT 12 – 3,972 SQ FT

WWW.WEDNESBURYTRADINGESTATE.CO.UK

UNDER REFURBISHMENT



DESCRIPTION

Unit 12 is of steel portal frame construction, with partially profiled cladding to external elevations, lined roofs and translucent skylights. The unit benefits from the following:

- Brand new LED lighting to the office and warehouse areas
- Toilet facilities
- Office accommodation
- Roller shutter door access

ESTATE FEATURES

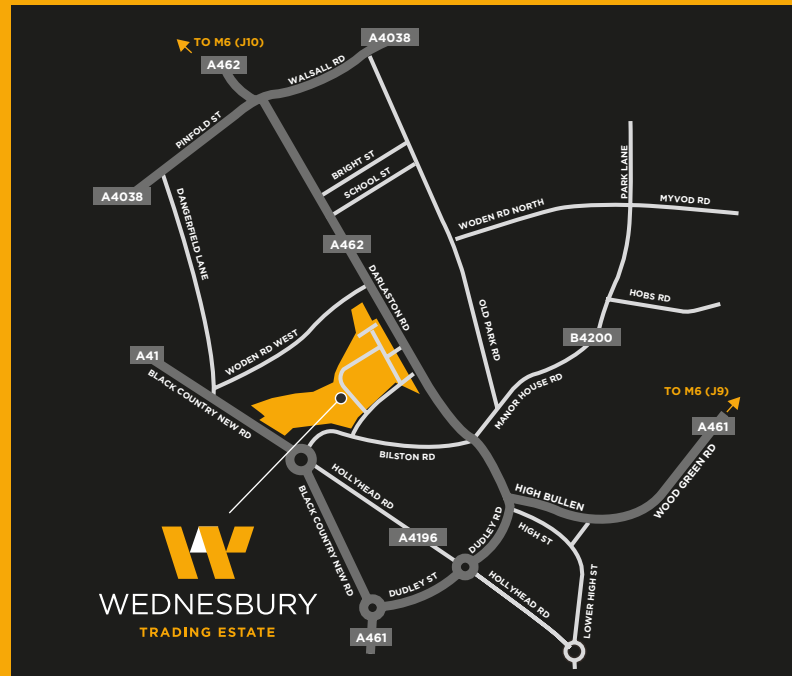
- Site is under new ownership
- Well known, established business location
- Excellent site security provisions,



LOCATION

Wednesbury Trading Estate is situated between the main A41 Black Country New Road/ Holyhead Road and the A462 Darlaston Road, Wednesbury. The main entrance to the estate is off Patent Shaft Roundabout, opposite Britannia Park, with a secondary entrance off Darlaston Road.

The Estate lies within half a mile of Wednesbury Town Centre, approximately 2 miles from the M6 Motorway (Junction 9) and within 5 miles of the M5 Motorway (Junction 1).



FURTHER INFORMATION

LEASE TERMS

The unit is available on a new full repairing and insuring lease, for a term of years to be agreed.

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

Please contact the agents for information.

SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available, however, interested parties are advised to check availability with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

Details of the EPC is available upon request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

CONTACT

To arrange a viewing, or for further information, please contact the agents:



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