

# INDUSTRIAL UNIT – TO LET



# TSR

TOWLER SHAW ROBERTS

UNIT 7 | NEW CROSS INDUSTRIAL ESTATE | WOLVERHAMPTON | WV1 2RZ

INDUSTRIAL UNIT INCLUDING OFFICE SPACE APPROX. 2,905.61 SQ FT (269.94 SQM)

TEL: 01902 421216 EMAIL: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)



- **Industrial unit (approx. 2,587.21 sqft.) with ancillary office space**
- **Excellent road connection to the M6 and M54**
- **Rent: £11,550 per annum exclusive**

### Location

The property is located on New Cross industrial estate which is situated in close proximity to Wolverhampton City Centre, approx. 2.5 miles, with access to both the M6 and M54 circa 5 miles away providing excellent links to the Midlands motorway network.

The surrounding area incorporates a large volume of industrial users with a mix of businesses including engineering, manufacturing, and various trade counters.

### Description

The unit comprises of a single storey warehouse/workshop unit which is partially fronted by a single office block, access to the warehouse is provided by an electric roller shutter, and within the unit there are w/c and kitchen facilities.

The property also benefits from private off-road parking

### Accommodation

	Sqft	Sqm
Warehouse	2,587.21	240.36
Office	318.40	29.58
<b>Total:</b>	<b>2,905.61</b>	<b>269.94</b>

### Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

### Service Charge

A service charge may be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

### Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

### Rent

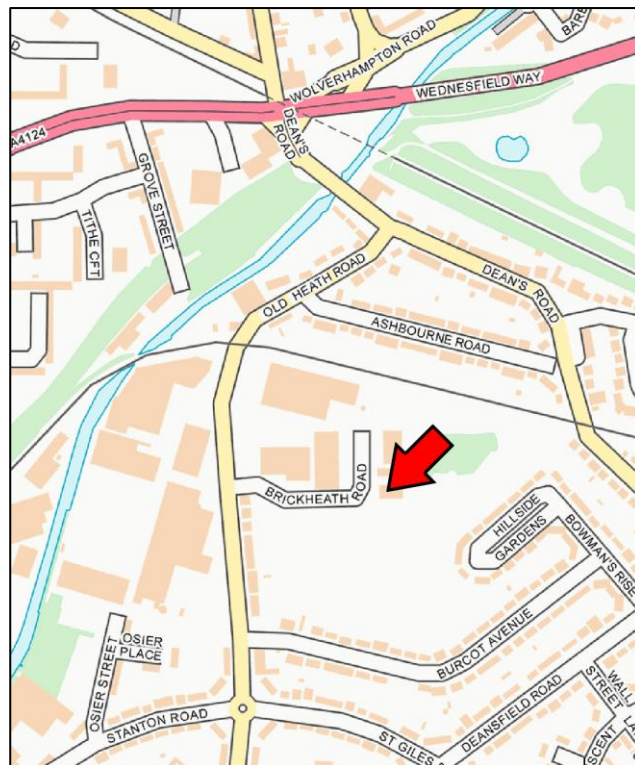
£11,550 per annum exclusive.

### Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and Premises  
Rateable Value – £8,200

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only Scale: Not to Scale  
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### Energy Performance Rating: E119

### Local Authority

The property is located within the City of Wolverhampton Council.

### Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

### Legal Costs

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

### VAT

All costs/prices are exclusive of, but subject to, VAT.

### Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)

Date: 15<sup>th</sup> November 2019

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### Consumer Protection from Unfair Trading Regulations 2008

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