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TO LET

INDUSTRIAL UNIT

**UNIT 5 WEDNESFIELD WAY
INDUSTRIAL ESTATE
WELL LANE
WEDNESFIELD
WV11 1XP
6,020sq ft (559 sq m)**

Good access off Wednesfield Way via Well Lane.

M6 (J10) approximately 4 miles, M54 (J1)
approximately 3½ miles to the North.

bulleys.co.uk/5wednesfieldway



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
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Wolverhampton
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LOCATION

Wednesfield Way Industrial Estate is accessed off the A4124 Wednesfield Way via Well Lane. Wednesfield is located approximately 1¾ miles to the East of Wolverhampton City Centre. Junction 10 of the M6 lies approximately 4 miles to the East with access also available via Junction 1 of the M54 Motorway approximately 3½ miles to the North.

The estate is ideally located in an established industrial/commercial environment which has benefited from the Wednesfield Way highway scheme. Bentley Bridge Retail and Leisure Park is also situated approximately ¼ mile from the site and Sainsbury's Supermarket is situated opposite.

DESCRIPTION

The unit has is part brick/block and clad external elevations, with a herringbone steel truss constructed roof incorporating translucent roof lights. Access is via a roller shutter door at the front elevation, opening directly into the yard area. Fluorescent strip lighting is provided to the accommodation, with blockwork constructed office and toilet facilities within. The unit also benefits from a sizeable front yard area.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Unit 5	6,020	559

OUTSIDE

The unit benefits from yard/parking to the front.

SERVICES

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

RENTAL

£22,600 per annum exclusive.

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

RATES

We are verbally advised by Wolverhampton Council that the assessment is as follows:

Rateable Value: £17,500.00
Rates Payable: £ 8,470.00 (April 2016/17)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-85.

WEBSITE

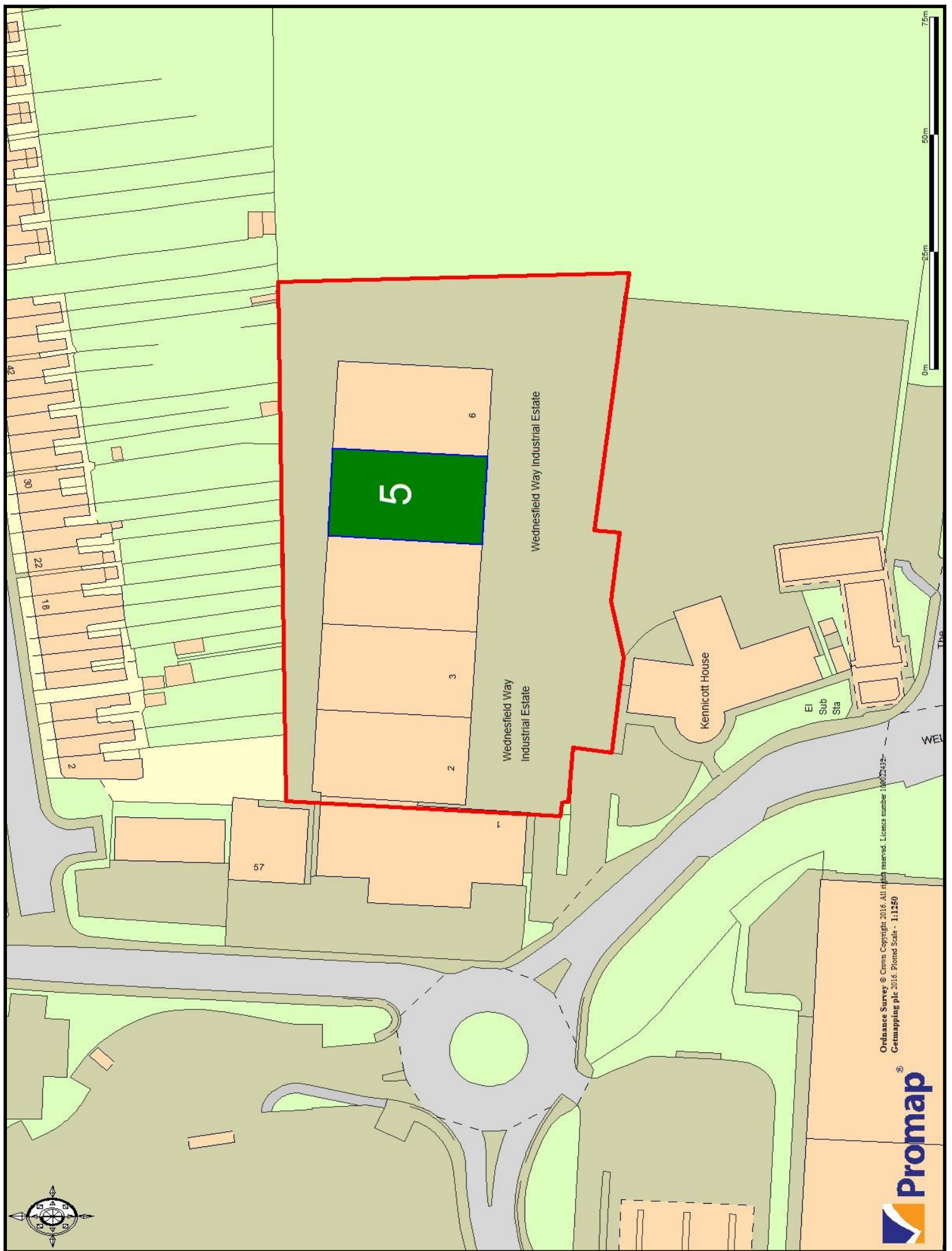
Aerial photography and further information is available at bulleys.co.uk/5wednesfieldway

VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333

Details created 11/16.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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