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FOR SALE/TO LET INDUSTRIAL PREMISES

**UNIT 1
WATERSIDE INDUSTRIAL ESTATE
ETTINGSHALL ROAD
WOLVERHAMPTON
WV2 2RQ**

3,191 sq ft (296 sq m)

Approximately 1 Mile from Black Country Route.

M6 Motorway (Junction 10) Approximately 4½ Miles.

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INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

01952 292233

Wolverhampton

01902 713333

View more at bulleys.co.uk

Oldbury

0121 544 2121

LOCATION

The unit is located on Waterside Industrial Estate just off A4126 Ettingshall Road near its junction with A4039 Parkfield Road. Bilston Town Centre is less than 1 mile away and Wolverhampton City Centre approximately 2 miles. The main A463 Black Country Route lies approximately 1 mile distant providing dual carriageway access to Junction 10 of the M6 Motorway approximately 4½ miles away.

DESCRIPTION

The unit is of a steel portal frame construction with brickwork elevations beneath a pitched and lined roof incorporating translucent roof lights. There are fluorescent strip lighting fitted in the works area. The unit accessed via a roller shutter door which is approximately 3.40m wide x 3.00m high. Minimum eaves height is approximately 3.31m rising to 4.02m. There is a reception area, office, WC and mezzanine floor area within the unit.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Unit 1	3,191	296
Mezzanine	474	44
TOTAL	3,665	340

OUTSIDE

Forecourt car parking and loading facilities.

SERVICES

We understand that water, drainage, gas and 3 phase electricity are connected or available.

Interested parties are advised to check this position with their adviser/contractors.

SERVICE CHARGE

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

RENTAL

£ 16,000 per annum exclusive, subject to contract.

LEASE TERMS

The unit is available by way of a full repairing and insuring lease on terms to be agreed.

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: £12,750.00

Rates Payable: £6,362.25 (April 2020/21)

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 and is as follows:-

Unit 1 - Grade F126

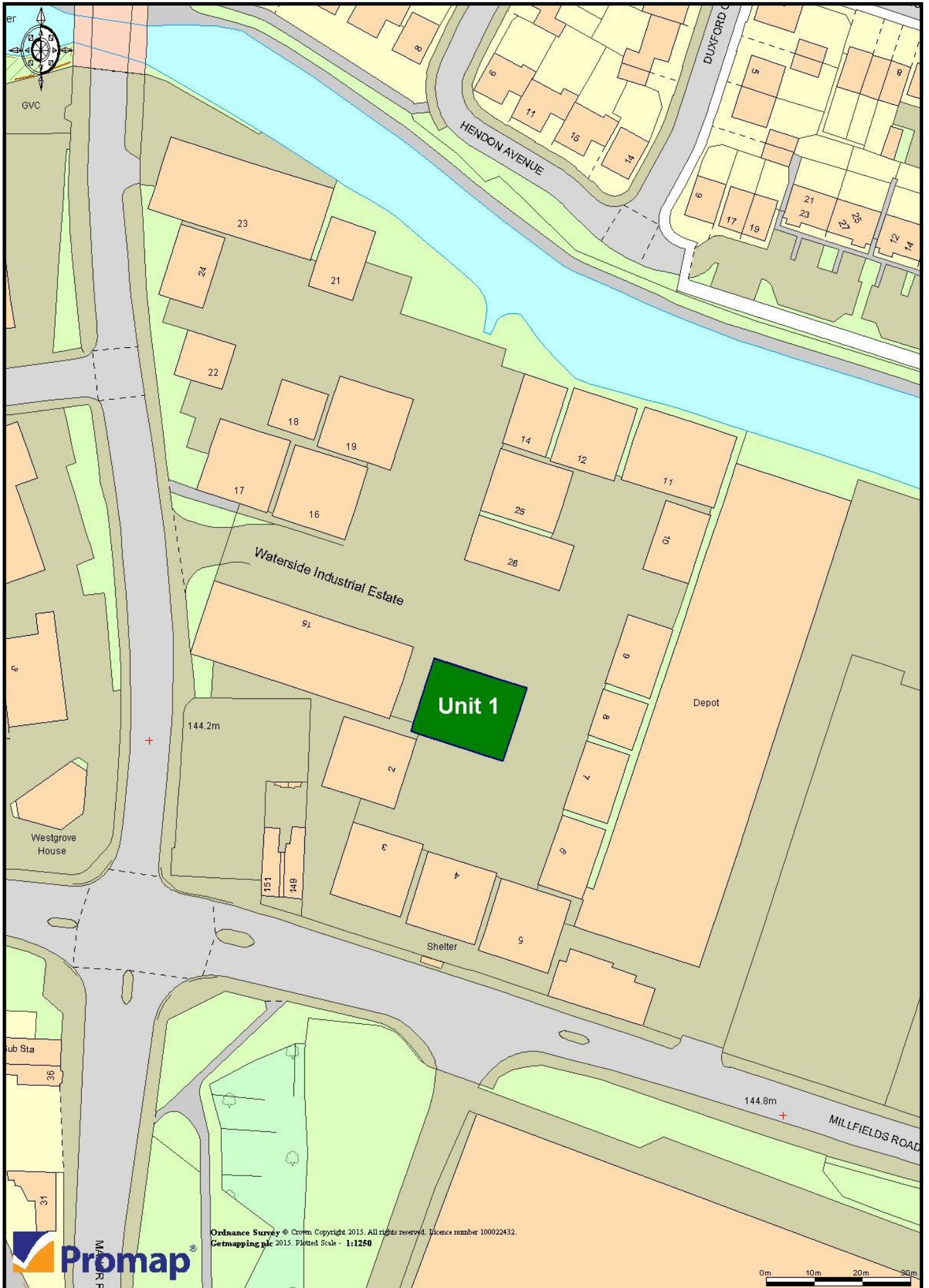
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/unit1waterside

VIEWING

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

Details amended 05/21



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



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