

TO LET

UNIT 52A WELLINGTON INDUSTRIAL ESTATE
BEAN ROAD, COSELEY, WV14 9EE



INDUSTRIAL / WAREHOUSE PREMISES

12,466 sq ft (1,158.55 sq m) (Approx. Gross Internal Area)

- Approx. 7.12m to eaves
- 5 tonne crane
- CCTV & 24/7 manned security

LOCATION

The estate is located just off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. Wolverhampton and Birmingham City Centres are within 5 and 10 miles respectively.

DESCRIPTION

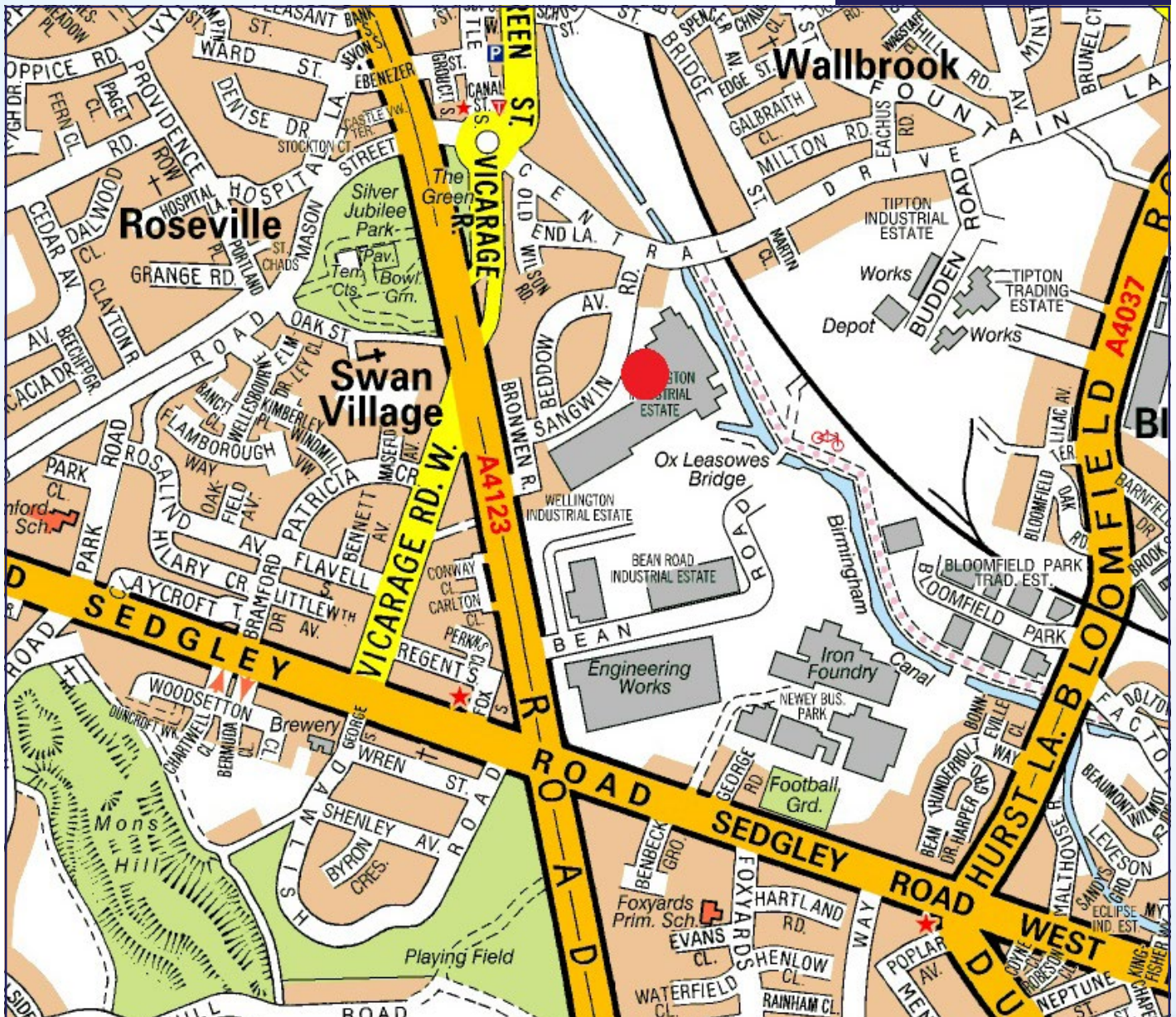
The unit is of steel framed construction with brick/blockwork and corrugated asbestos walls surmounted by a pitched, insulated corrugated asbestos roof incorporating lighting panels. Height to eaves 7.12m (23'4") approx. Access is via a roller shutter door. A two storey amenity block adjoins the main warehouse which provides toilets, rest room facilities etc.

A 5 tonne crane is included. Height to underside of crane 5.4m (17'9") approx. Please Note the landlords/Agents have not tested the crane etc.

ACCOMMODATION

The property comprises an approximate gross internal area of 12,466 sq. ft. (1,158.55 sq. m.).

POSTCODE: WV14 9EE



TENURE

The unit is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will incorporate a service charge to cover manned security/C.C.T.V. and the repair/maintenance of all common areas etc.

RENT

£43,500 per annum, exclusive.

BUSINESS RATES

Rateable Value (2017) - £26,000.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

ENERGY PERFORMANCE CERTIFICATE

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VAT

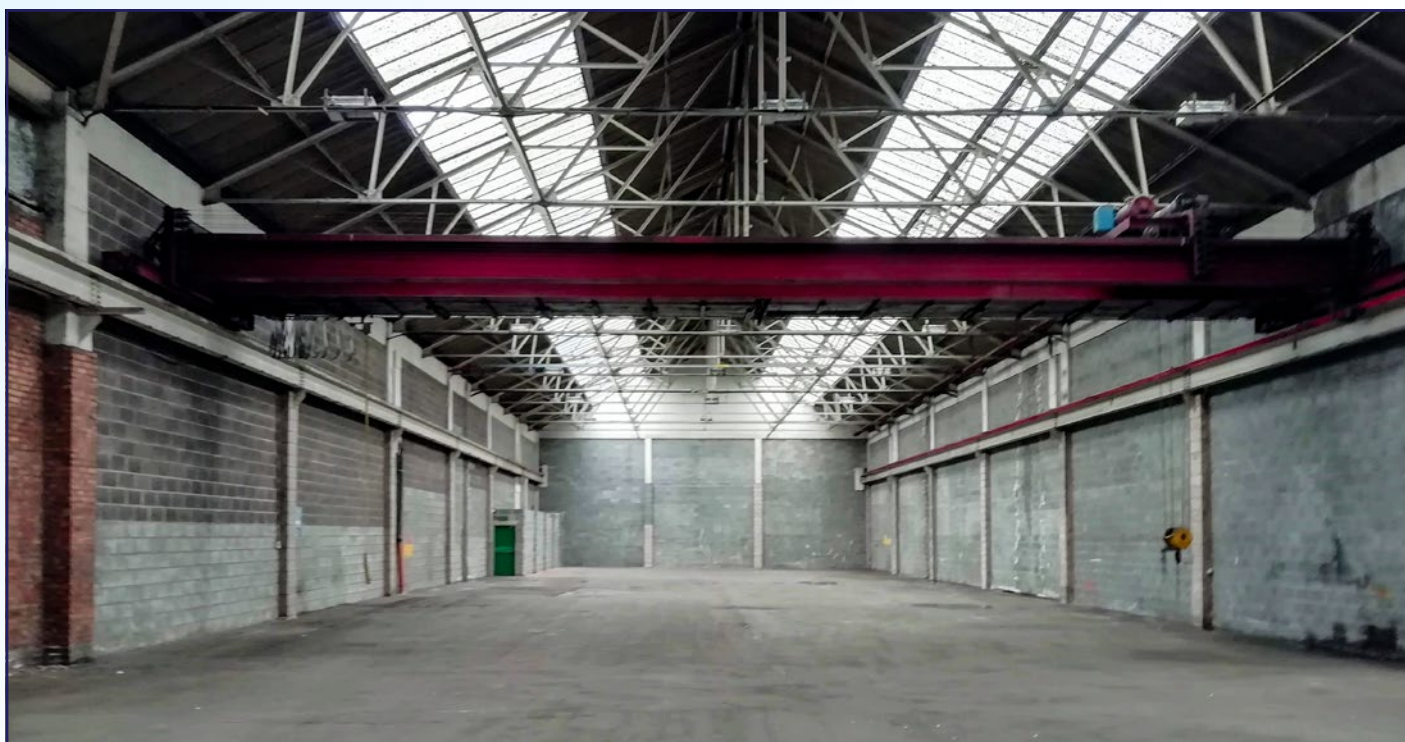
All prices are quoted exclusive of VAT, which may be chargeable.

MONDAY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

LEGAL COSTS

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



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: G6261 Date: 06/19

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

