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TO LET (MAY SELL)

INDUSTRIAL UNIT

**UNIT 24 FALLINGS PARK
INDUSTRIAL ESTATE
PARK LANE
WOLVERHAMPTON
WV10 9QB**

1,211 sq ft (112 sq m)

Well presented.

Car parking.

Starter Unit.

Recently refurbished.

bulleys.co.uk/24fallingspark



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

The property is situated on Fallings Park Industrial Estate, a development of small units accessed via Park Lane close to the junction with Cannock Road (A460). The M42 Motorway is approximately 4 miles to the north at Junction 1. Wolverhampton City Centre is approximately 2 miles to the southwest.

DESCRIPTION

The unit is of single storey with brick/block elevations under a single pitched roof incorporating roof lights. Accommodation is provided with workshop, offices, and w.c. facilities. Access is via a pedestrian door to the front of the unit which provides access to the office accommodation. A roller shutter door provides further access to the workshop area.

ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
Offices	76	7
Workshop	1,135	105
Total	1,211	112

SERVICES

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

RENTAL

£9,500 per annum exclusive.

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 City Council on 01902 551155.

RATES

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

Rateable Value: £5,100

Rates Payable: £2,509.20 (April 2019/20)

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 696000.

VAT

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

EPC

EPC rating D - 88

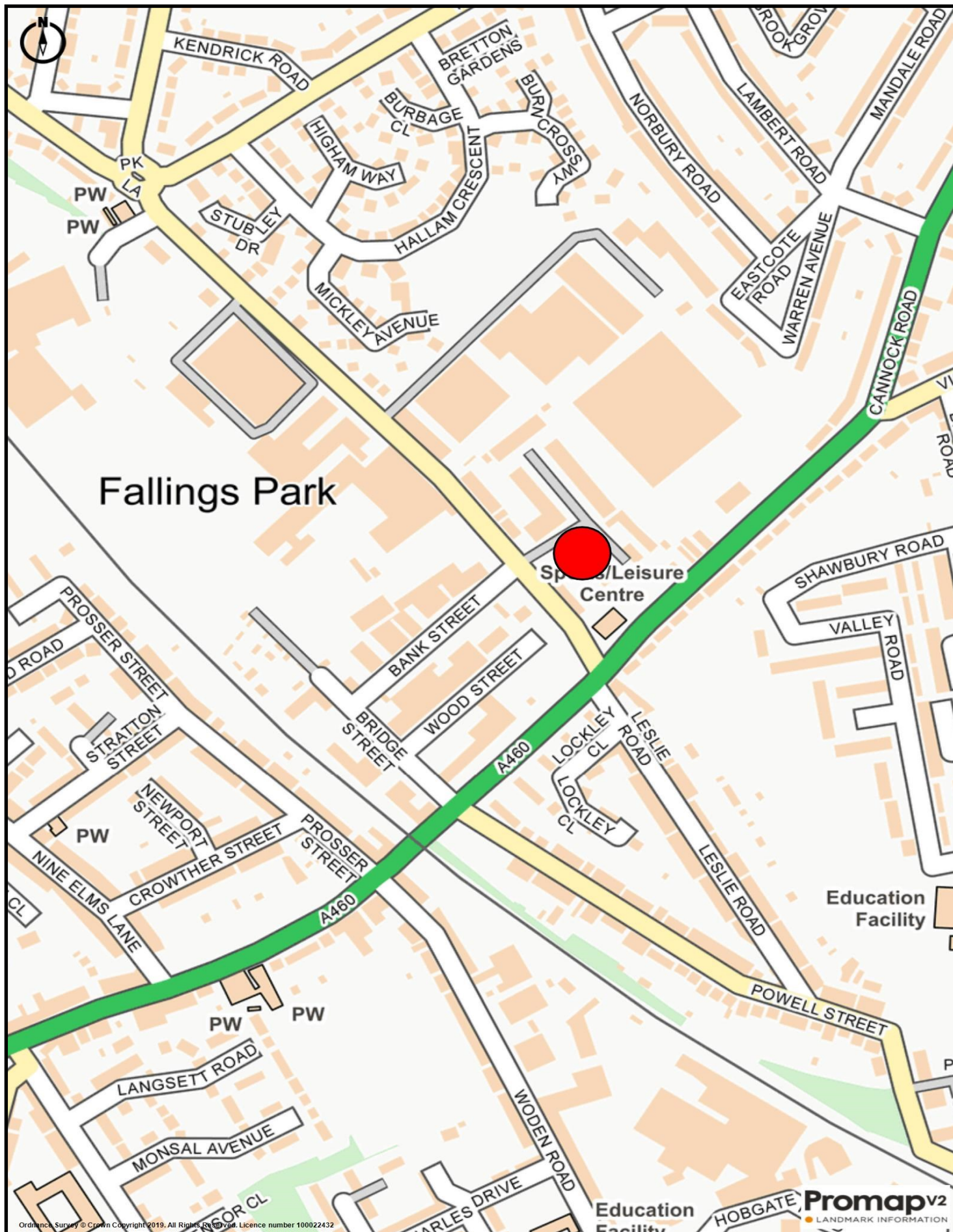
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/24fallingspark

VIEWING

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

Details prepared 06/19.



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are 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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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.