

TO LET

SECURE SURFACED COMPOUND

COMPOUND OFF CHILLINGTON STREET, CHILLINGTON WHARF, WOLVERHAMPTON, WV2 2QE



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The compound is situated on Chillington Street off Bilston Road (A41) in a popular and established commercial location which is home to several national and local occupiers.

The site benefits from excellent road links being located in close proximity to Junctions 10 of the M6 Motorway and Junction 2 of the M54 which are located approximately 4.8 and 4.6 miles distant respectively. Wolverhampton train station is located approximately 1.0 mile distant.

DESCRIPTION

The site comprises of a crushed stone surfaced compound which is fully secured by way of perimeter fencing. The compound is served by a double gated entrance off Chillington Street and briefly benefits from the following specification:

- Level Surface
- Regular Shape
- Secure Site
- 24/7 Access
- Flexible Agreements Available

There is the potential to extend the useable area by removing the earth located to the rear of the site.

TENURE

The compound is available by way of a new lease agreement on terms to be agreed. Businesses with less than three years of trading won't be considered.

RENT

£45,000 per annum (exclusive).

EPC

Not Applicable.

RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (City of Wolverhampton Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (City of Wolverhampton Council).

VAT

All prices and rent are quoted exclusive of VAT which may be applicable.

SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The ingoing tenant is responsible for providing a contribution towards the landlord's legal costs in relation to the transaction.

ACCOMMODATION

HECTARES

ACRES

Area	0.28	0.70
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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

James Craine

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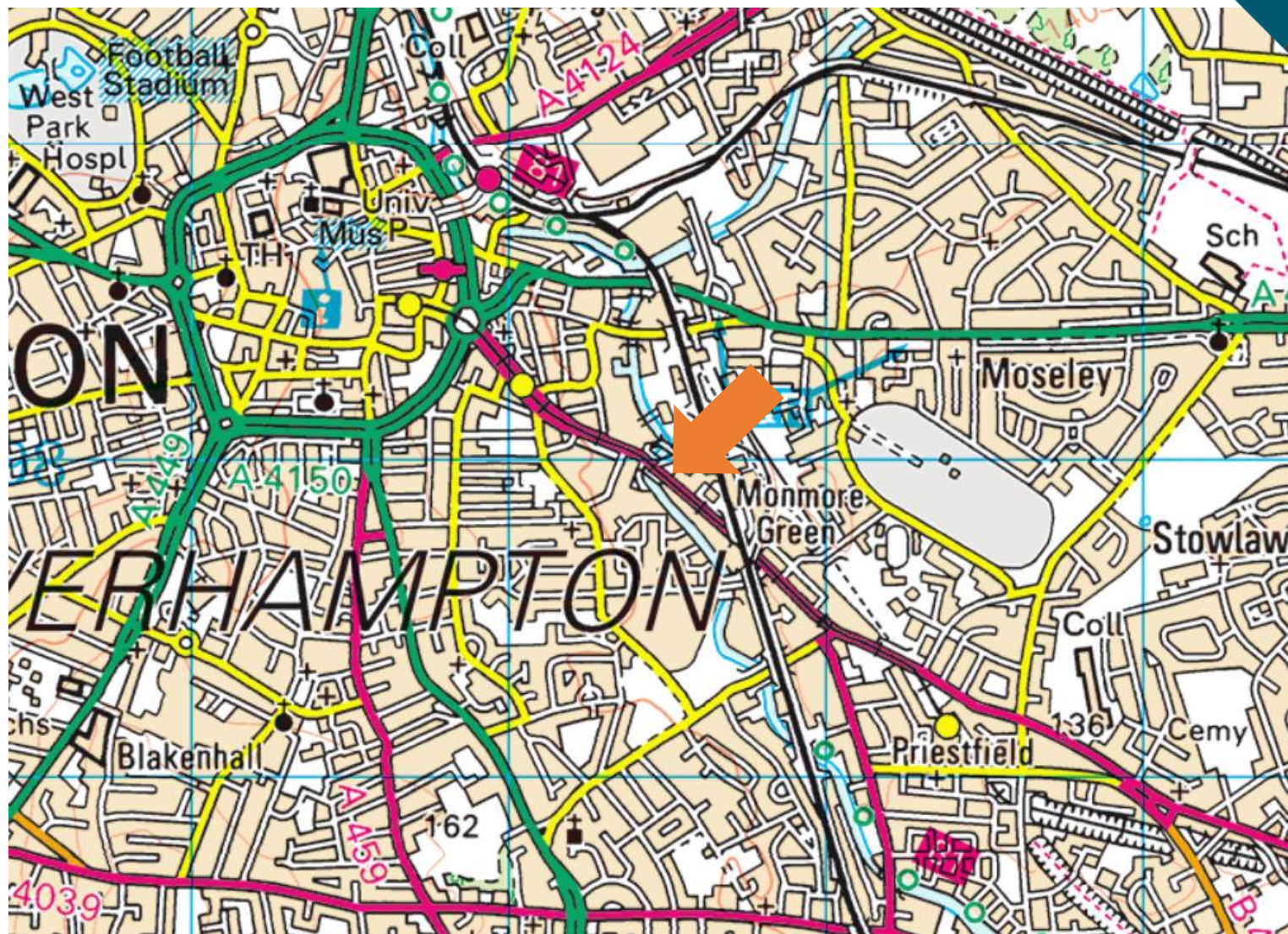
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