



TRADE COUNTER TO LET

UNIT 2 SIDINGS CLOSE

Bentley Bridge Business Park, Wolverhampton, WV11 3DR

TRADE COUNTER UNIT

5,077 SQ FT (471.67 SQ M)



To Let

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Summary

Available Size	5,077 sq ft
Rates Payable	£13,348.25 per sq ft
Rateable Value	£26,750
Service Charge	TBC
EPC Rating	A (17)

Description

Unit 2 is a mid terraced modern trade counter/industrial unit which is of steel portal frame construction with profile sheet clad elevations and roof and blockwork dividing walls. The unit has a height to eaves of 6m and a height to the apex of 7.5m. The building is accessed via a glazed pedestrian entrance door and a roller shutter door which is approximately 3.6m wide by 4.6m tall. The unit is well appointed with office accommodation, a kitchenette and disabled compliant WC.

The offices benefit from intercom, air conditioning and some glazed partitioning.

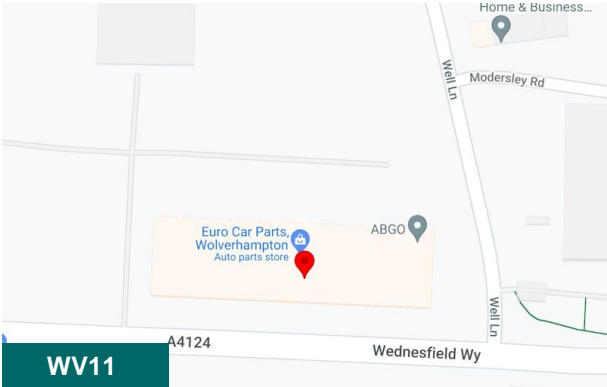
The unit benefits from 3 phase power, LED lighting and translucent roof lights.

Externally there are 6 car parking spaces and a large concrete loading apron.

Location

Unit 2 is located within the busy and popular area of Bentley Bridge Business Park. Neighbouring occupiers include Euro Carparts, Toolstation, Midland Truck & Van, Sainsbury's, Pure Gym, KFC and Tim Hortons.

Unit 2 is positioned just off Wednesfield Way, a busy thoroughfare connecting Wolverhampton with Willenhall and the M6 motorway. The area benefits from good public transport links and is approximately 2 miles from Wolverhampton City Centre and 4.5 miles from Junction 10 of the M6 motorway.



Viewing & Further Information



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