

TO LET INDUSTRIAL

TSR
TOWLER SHAW ROBERTS

PROMINENT INDUSTRIAL UNIT IN AN ESTABLISHED LOCATION



Unit 3
Biddings Lane
Coseley
West Midlands
WV14 9NQ

- Approximately 1,934 sqft (179.7 sqm)
- Situated in an established industrial location
- Secured off-road parking
- Joins onto the A4123 Birmingham New Road
- Rent: £10,000 per annum exclusive
- Additional 1,155 sqft offices also available

Call 01902 421216

www.tsrsurveyors.co.uk

Location

The property is situated on Biddings Lane approximately 250 yards from A4123 Birmingham New Road, providing access to the surrounding area, including Wolverhampton City Centre.

Description

The unit is constructed from a steel portal frame with brick block elevations, concrete floor and pitched lined roof (incorporating roof lights). Access to the unit is via a roller shutter door with separate pedestrian access. There are offices and a toilet located within the unit. The unit also benefits from on-site off-road secure parking.

Accommodation

	Sqft	Sqm
Warehouse	909	84.4
3 Office Suites	776	72.2
W/C and other facilities	249	23.1
	1,934	179.7

Services (Not Checked or Tested)

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

Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

Rent

£10,000 per annum exclusive

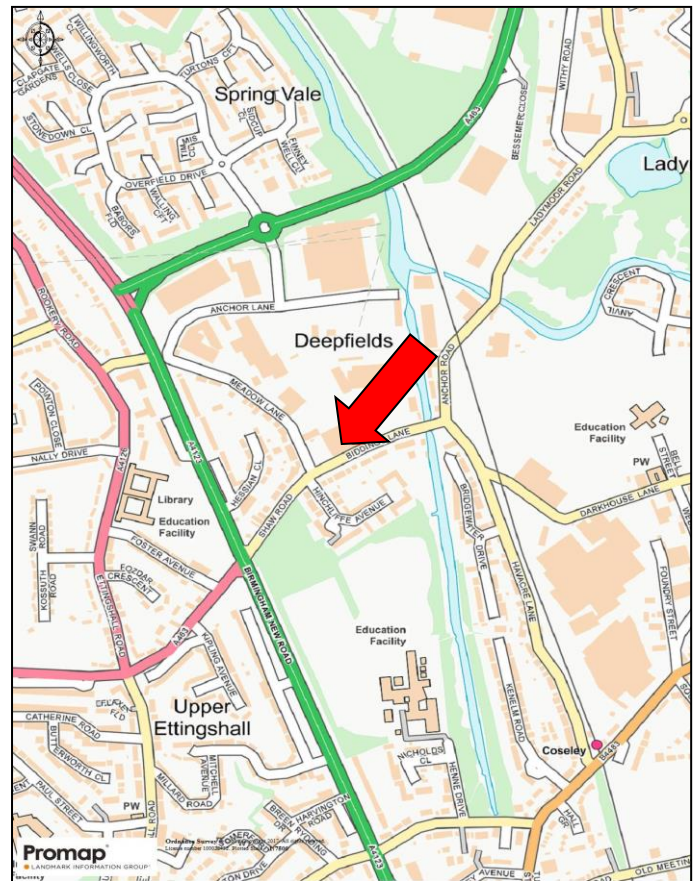
Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:
Description – Warehouse and premises
Rateable Value – £5,700

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.



For Reference purpose only Scale: Not to Scale
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Energy Performance Rating - TBC

Local Authority

The property is located within the borough of Wolverhampton City Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

All costs/prices are exclusive of VAT.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

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Consumer Protection from Unfair Trading Regulations 2008

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