

TO LET INDUSTRIAL

TSR
TOWLER SHAW ROBERTS

INDUSTRIAL UNIT WITH YARD SPACE LOCATED ON AN ESTABLISHED ESTATE



Unit A (26)

Dunstall Hill Trading Estate

Gorsebrook Road

Wolverhampton

WV6 0PE

- Industrial unit approximately 8,098 sqft (749.5 sqm) with an internal two-storey office.
- Situated on a popular industrial estate within close proximity to Wolverhampton City Centre and the main A449 Stafford Road.
- The unit benefits from 2 electric roller shutter doors, and a secure fenced forecourt yard.
- Rent: £35,000 per annum exclusive

Call 01902 421216

www.tsrsurveyors.co.uk

Location

The property is situated on the established Dunstall Hill Trading Estate, approximately 1 mile north of Wolverhampton City Centre. The estate is approached from Gorsebrook Road which connects directly on to the Stafford Road (A449), being one of the main arterial roads serving Wolverhampton City Centre. Junction 2 of the M54 Motorway is about 3 miles to the north.

Description

The property comprises a detached industrial unit with part brick/block walls and part lined profile sheet clad elevations, surmounted by a pitched lined profile sheet clad roof with part translucent panels. The premises benefit from two electric roller shutter doors, internal two storey offices and an eaves height of 5.6m approx.

Externally to the front the unit benefits from a secure fenced yard area.

Accommodation

	Sqft	Sqm
Gross internal area	8,068	749.5

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.

Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining the estate road and communal areas.

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

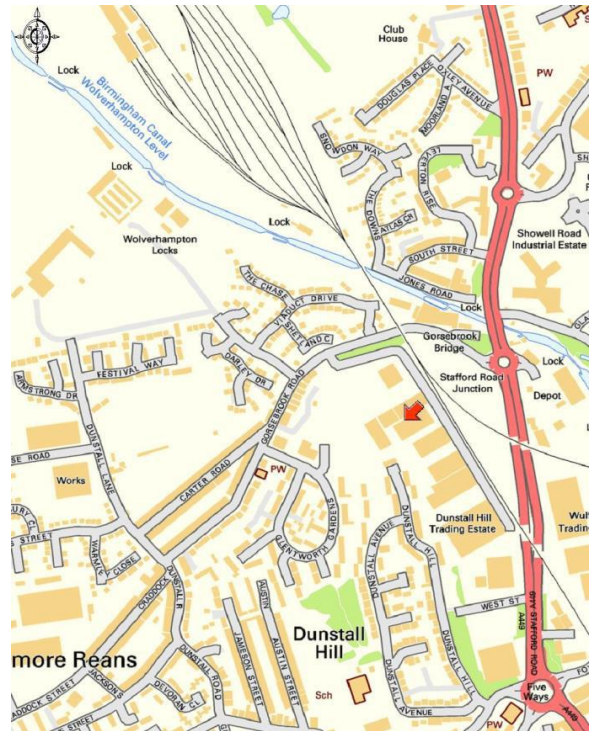
£35,000 per annum exclusive.

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/Office
Rateable Value – £28,750

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.



For Reference purpose only Scale: Not to Scale
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Energy Performance Rating E110

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.

Local Authority

The property is located within the City of Wolverhampton Council.

Legal Costs

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

VAT

All costs/prices are subject to VAT.

Viewing

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

May 2018

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

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