

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



16 Eclipse Trading Estate, Sedgley Road West, Tipton DY4 8DQ

TO LET

INDUSTRIAL / WAREHOUSE

Size
3,437 sq ft (319 sq m)

Rent
£12,500 per annum exclusive

Frontage to Sedgley Road West

Includes first floor space

C.C.T.V. on Estate

Location

The property is prominently located on the A457 Sedgley Road West, close to the junction with the A4037 Hurst Lane.

Description

The two storey warehouse is of steel framed construction with brick walls surmounted by a pitched timber tiled roof. Height to eaves ground floor - 3.05m (10') approx. First floor - 1.98m (6'6") approx. Access to the first floor is via timber stairs. An office/store and toilets are located to the ground floor. Vehicular access is via a roller shutter door.

Accommodation (Gross Internal Area) approx.

Warehouse - 1,826 sq.ft. (169.74 sq.m.)

First Floor - 1,611 sq.ft. (149.73 sq.m.)

Total 3,437 sq.ft. (319.47 sq.m.) approx.

Services

All mains services except gas are connected.

Please note the Landlord/Agents have not tested the services/heating systems.

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. An estate service charge is levied to cover C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£12,500 per annum exclusive.

The rent etc. will be subject to V.A.T.

Rating Assessment

Rateable Value: £11,250.

U.B.R. - 51.2p in the £ (2023/2024)

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - D95.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

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