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Canalside, 9A Narrowboat Way
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Unit 3 Midland Works, Heath Mill Road, Wombourne WV5 8AP

TO LET

INDUSTRIAL / WAREHOUSE

Size
10,655 sq ft (990 sq m)

Rent
£55,000 per annum exclusive

6.25 m. (20'6") approx. to eaves

Popular area

Includes first floor offices of 819 sq.ft

http://www.sellers-surveyors.co.uk/qlink2248

Location

The unit is situated to the rear of Heath Mill Road. Wolverhampton City Centre is within 5 miles and the Motorway Network is accessible via Junction 2 of the M54 at Featherstone, Wolverhampton.

Description

The two bay warehouse is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by two, pitched metal profiled sheeted roofs incorporating filon roof lights. Access is via a roller shutter door. Height to eaves - 6.25 m. (20'6") approx. The windows are UPVC double glazed. The unit includes full length crane gantries to both bays with a 5 ton crane to each bay.

There is an adjoining first floor office suite with its own toilets and a kitchen. The accommodation benefits from UPVC windows, carpets and a suspended ceiling.

A plan is downloadable from Sellers website identifying the assumed boundaries of the unit - for identification purposes only.

Accommodation (Gross Internal Area) approx.

Warehouse	-	9,836 sq.ft.	(914.13 sq.m.)
First floor offices	-	819 sq.ft	(76.13 sq.m)
Total		10,655 sq.ft	(990.26 sq.m)

Services

All mains sevices are connected. All services are sub metered. A number of overhead mounted gas fired radiant heaters are included. The offices are centrally heated.

The Landlords/Agents have not tested the services/heating systems.

Rating Assessment

Rateable Value: TBC.

U.B.R. - 55.5p in the £(2025/2026)

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

£55,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures & Fittings

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

Energy Performance Certificate

Warehouse: EPC rating C.

Offices: EPC rating C.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors.
Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

and

Bulleys - 0121 544 2121

Lewis Giles - 07779 994141

lewis.giles@bulleys.co.uk

Max Shelley - 07881 948908

max.shelley@bulleys.co.uk

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Additional Images















Location Map

