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



Unit 51 Wellington Industrial Estate, Bean Road, Coseley WV14 9EE

TO LET

INDUSTRIAL / WAREHOUSE

Size
16,484 sq ft (1,531 sq m)

Rent
£107,500 per annum exclusive

5 Ton Crane

6.9m (22'8") to eaves

24/7 on site security

http://www.sellers-surveyors.co.uk/qlink2585

Location

The estate is located just off the A4123 Birmingham New Road within 5 miles of Junction 2 M5.

Description

The newly refurbished unit includes a 5 ton crane. Height to eaves 6.9m, (22'8") approx. Access is via two roller shutter doors.

Accommodation (Gross Internal Area) approx.

16,484 sq.ft (1,531 sq.m) approx.

Cranage

A 5 ton crane is included.

Please note the Landlord/Agents have not tested the crane etc.

Lease Terms

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

Rent

£107,500 per annum exclusive.

V.A.T.

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

Rating Assessment

Rateable Value: £44,000.

U.B.R. 54.6p in the £ (2024/25).

Service Charge

A service charge is levied to cover 24/7 manned security/monitored C.C.T.V. and the repair/maintenance of all common areas etc.

Services

All mains services, except gas are connected. Electricity is purchased direct from the estate.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their Solicitor or Surveyor.

Energy Performance Certificate

EPC rating - B

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

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Harris Lamb - 0121 455 9455

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and

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