

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



Unit 52A Wellington Industrial Estate, Bean Road, Coseley WV14

TO LET

INDUSTRIAL / WAREHOUSE

Size
12,466 sq ft (1,158 sq m)

Rent
£75,000 per annum exclusive

Newly refurbished unit

5 ton crane

7.12m (23'4") to eaves approx.

C.C.T.V. and 24/7 manned security

Location

The estate is located just off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. Wolverhampton and Birmingham City Centres are within 5 and 10 miles respectively.

Description

The unit is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, metal profiled sheeted roof incorporating lighting panels. Height to eaves 7.12m (23'4") approx. Access is via a roller shutter door. A two storey amenity block adjoins the main warehouse which provides toilets, offices and rest room facilities etc. The accommodation benefits from UPVC double glazed windows, a suspended ceiling with inset LED lights and wall mounted electric heaters.

Accommodation (Gross Internal Area)

12,466 sq.ft. (1,158.55 sq.m.) approx.

Cranage

A 5 ton crane is included.

Height to underside of crane 5.4m (17'9") approx.

Please Note the Landlords/Agents have not tested the crane etc.

Lease Terms

The unit is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

The lease will incorporate a service charge to cover manned security/C.C.T.V. and the repair/maintenance of all common areas etc.

Rent

£75,000 per annum exclusive.

V.A.T.

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

Rating Assessment

2017 Rateable Value: £26,000.

2023 Rateable Value: £33,750.

U.B.R. 51.2p in the £ (2023/2024)

Services

All mains services are connected. Electricity is purchased from the Estate.

Fixtures & 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 - D83.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789
Matthew Pearcey - 07764 269803
Email: matthewpearcey@sellers-surveyors.co.uk

and

Bulleys - 0121 544 2121

Lewis Giles - lewis.giles@bulleys.co.uk
Max Shelley - max.shelley@bulleys.co.uk

Additional Images



Location Map

