



Unit 54 Wellington Industrial Estate, Bean Road, Coseley WV14 9EE

TO LET

INDUSTRIAL / WAREHOUSE

Size
19,758 sq ft (1,836 sq m)

Rent
£128,500 per annum exclusive

Newly refurbished unit

24/7 manned security and CCTV

Access to J2 M5 via A4123

5 ton crane

Birmingham New Road

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 truss framed construction with brick/blockwork elevations with metal profile sheet cladding above. The unit has been re-roofed incorporating translucent roof lights. A 5 ton crane is included (not tested). The unit has a height to eaves of 7m and is accessed via a new roller shutter door at either end of the unit. The unit includes single storey offices of blockwork construction. The unit benefits from a canopy loading at one end.

Accommodation (Gross Internal Area) approx.

19,758 sq.ft (1,836 sq.m)

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 the manned security, CCTV and the repair and maintenance of all common areas.

Rent

£128,500 per annum exclusive.

V.A.T.

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

Rating Assessment

Rateable Value - £53,500.

U.B.R. - 48p in the £(2026/27).

Services

We understand that mains services are available. Electricity is purchased 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
Matthew Pearcey - 07764 269803
Email: matthewpearcey@sellers-surveyors.co.uk

and

Bulleys - 0121 544 2121

Max Shelley - 07881 948 908
max.shelley@bulleys.co.uk

Lewis Giles - 07779 994 141
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Additional Images



Location Map

