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



Unit 9, Sprint Industrial Estate, Station Road WV10 7DA

TO LET

INDUSTRIAL / WAREHOUSE

Size
5,930 sq ft (551 sq m)

Rent
£44,750 per annum exclusive

- Recently refurbished
- M6 (J12) approx 2 miles distant
- M6 Toll/M54 (J2) approx 3 miles distant
- Located on a popular established industrial estate

http://www.sellers-surveyors.co.uk/qlink2657

Location

The unit is located on Sprint Industrial Estate which is situated just off Station Road. The A449 Wolverhampton to Stafford dual carriageway lies approximately 1/3 mile distant to the East. Wolverhampton City Centre is some 6 miles to the South and Stafford 9 miles to the North. Connections to the motorway system are good with Junction 2 of the M54 approximately 3 miles to the South to the North-East which gives access to the local and regional motorway networks. The M6 Toll Motorway also lies approximately 5 miles distant where it meets the M6 Junction 11a.

Description

The unit is of steel portal framed construction with part brick/part corrugated sheet elevations beneath a pitched roof incorporating translucent roof lights and having a concrete floor. The warehouse is lit by fluorescent strip lights and vehicular access is via a roller shutter door located on the front elevation. The minimum eaves height is approximately 14'5" (4.4m) rising to approximately 25'7" (7.8m). Separate pedestrian access is also provided along with WC facilities and kitchenette area.

Accommodation (Gross Internal Area) approx.

5,930 sq.ft (551 sq.m)

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£44,750 per annum exclusive.

Services

We are advised that mains water, drainage and 3 phase electricity are connected or available.

Rating Assessment

2023 Rateable Value - £26,750.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £32,750

UBR - 48p in the £ (2026/27)

Energy Performance Certificate

EPC Rating - B

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

V.A.T.

All prices quoted are exclusive of V.A.T.

Viewing

Strictly via the Joint Agents

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

Harris Lamb - 0121 455 9455
Matthew Tilt - 07834 626172
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Nick Empson - 07721 816907
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and

Bulleys Chartered Surveyors - 0121 544 2121
Angela Holland - 07972 376224
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Rod Spiby - 07970 283704
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