



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

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
680 sq ft (63 sq m)

**Rent**  
£12,000 per annum

Plus mezzanine floor of 359 sq.ft

All inclusive rent

Fixed occupancy costs

EV charging points

LED lighting

35 KVA power to each unit

## Location

Wellington Industrial Estate starter units are positioned prominently at the estate entrance, visible from the Birmingham New Road.

## Description

The unit is newly refurbished and benefits from a height to eaves of 5.8m, first floor mezzanine and a roller shutter door access.

## Accommodation (Gross Internal Area) approx.

Warehouse - 680 sq.ft (63 sq.m)

Mezzanine floor - 359 (33 sq.m)

Total - 1,038 sq.ft (96 sq.m)

## Lease Terms

Available on flexible lease terms, to be agreed.

## Rent

£12,000 per annum inclusive of rent, service charge and buildings insurance premium.

## V.A.T.

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

## 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.

## Rating Assessment

TBC

## Service Charge

A service charge will be levied to cover the Landlord's services provided which is included with the all inclusive rent.

## Energy Performance Certificate

EPC Rating - A

## Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789  
Matthew Pearcey - 07764 269803  
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Additional Images

