



Yard - Wellington Industrial Estate, Bean Road, Coseley WV14

## TO LET

LAND / SITES / YARDS

**Size**  
2-5 Acres

**Rent**  
Available upon application

Hardcore surfaced

24/7 manned security and CCTV

Access to J2 M5 via the A4123

Birmingham New Road

Bunded perimeter

## 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.

Bulleys - 0121 544 2121

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

Lewis Giles - 07779 994 141  
lewis.giles@bulleys.co.uk

## Description

The yard is surfaced with hardcore. The estate benefits from 24/7 security and CCTV and there is a weighbridge at the estate.

## Accommodation

2 - 5 acres

## 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 etc.

## Rent

£50,000 per acre exclusive of VAT

## V.A.T.

VAT is levied on the rent etc.

## Rating Assessment

Rateable Value: To be confirmed.

U.B.R. 51.2p in the £ (2023/2024).

## Viewing

Strictly via the Joint Agents

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

and

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## Additional Images

