



# Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

## Starter Units **TO LET**

New Industrial Warehouse units

# 675 - 950 sq ft (62.7 - 88.3 sq m)

Units can be combined – up to 2,000 sq ft

[wellingtonindustrialestate.co.uk](http://wellingtonindustrialestate.co.uk)



**Fixed  
costs**  
All inclusive  
rent



## Starter units on flexible terms ranging from 675 – 950 sq ft

Wellington Industrial Estate Starter Units are positioned prominently at the estate entrance, visible from the Birmingham New Road. The units are newly refurbished and benefit from a height to eaves of 5.8m, first floor mezzanine and roller shutter door access.



## Units A-H



## Specification



5.8m height



EV Charging points



Repurposed building



LED lighting



Fixed occupancy costs



35 KVA power to each unit



Roller shutter doors



## Lease Terms

Each unit is available on flexible lease terms, to be agreed.

## Rent

An all inclusive rent is payable inclusive of rent, service charge and buildings insurance.

## 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. The tenant is advised to obtain verification from their Solicitor or Surveyor.

## Rates

Rates will be reassessed and are expected to fall below the small business rates relief threshold.

## Service Charge

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

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Energy Performance Certificate

All units have an EPC Rating of A.



**Wellington**  
Industrial Estate

**Wellington Industrial Estate is conveniently located off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. Wolverhampton and Birmingham city centres are within five and 10 miles respectively.**



**M5/J2**  
**5 mins**

**M6/J10**  
**14 mins**

**A41**  
**18 mins**

**M54/J1**  
**30 mins**

**M40/J3A**  
**45 mins**



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For further information or to arrange a viewing please contact the sole joint agents.



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