



Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

Unit 54 TO LET

Warehouse / Industrial

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

wellingtonindustrialestate.co.uk



19,758 sq ft (1,836 sq m) of industrial/warehouse space in an established location

	Sq Ft	Sq M
Warehouse	19,758	1,836
Total	19,758	1,836

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. 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 benefits from canopy loading at one end.



Unit 54

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



Specification



Refurbished unit



**CCTV and 24/7
manned security**



7m to eaves approx.



**Weighbridge
on Site**



Flexible Terms



5 tonne crane



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

Available upon application.

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 Solicitors and/or Surveyor.

Rates

To be reassessed.

Legal Costs

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

Energy Performance Certificate

EPC Rating - C (66).



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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