



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



**Fixed
costs**
All inclusive
rent


HORTONS



Wellington
Industrial Estate

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.

Unit	A	B	C	D	E	F	G	H
Warehouse (sq ft)	689	676	691	LET	680	LET	680	LET
Mezzanine (sq ft)	353	342	349	LET	359	LET	371	LET
Office	-	-	-	LET	-	-	-	-
Total	1,042	1,018	1,040	LET	1,038	LET	1,052	LET

Units can be combined.

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 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

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



Max Shelley
M: 07881 948 908
E: max.shelley@bulleys.co.uk

Lewis Giles
M: 07779 994 141
E: lewis.giles@bulleys.co.uk



Matthew Pearcey
M: 07764 269 803
E: matthewpearcey@sellers-surveyors.co.uk



Matthew Tilt
M: 07834 626 172
E: matthew.tilt@harrislamb.com

Neil Slade
M: 07766 470 384
E: neil.slade@harrislamb.com

wellingtonindustrialestate.co.uk