



TO LET

Warehouse/Industrial/Trade Counter Unit

9,465 sq.ft (879 sq.m)

Unit 3, Millbuck Trading Estate, Wolverhampton, West Midlands, WV10 9LA

- 3 phase power supply
- Car parking and loading bay
- 3 miles from Junction 2 of M54

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Areas (Approx. Gross Internal)

Unit 3 (Subject to VP)	9,465 sq.ft	(879 sq.m)
TOTAL	9,465 sq.ft	(879 sq.m)

Description

Unit 3 provides ground floor warehouse storage/production/trade counter space. The property comprises a semi-detached industrial warehouse of steel portal frame construction with a pitched roof incorporating translucent roof lights. The elevations are a mixture of brick, block and steel profile clad and the floor is concrete. The unit benefits from 6 parking spaces and loading bay and also full height roller shutter door. Internally the property has toilets and kitchen facilities.

Rent

POA

Business Rates

Rateable Value £37,500 pa

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant.

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

Further information available upon request.

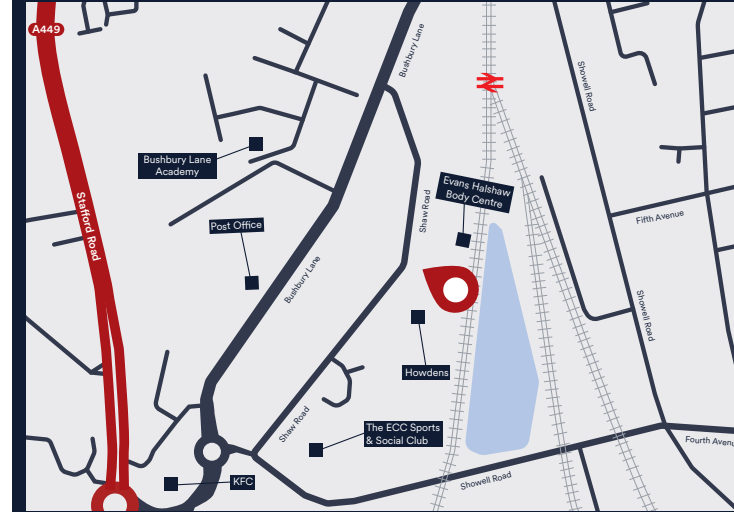
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - WV10 9LA

The property is situated fronting Shaw Road which is off the A449 Wolverhampton to Stafford Road.

Wolverhampton City Centre is approximately 1½ miles to the south and Junction 2 of the M54 Motorway within 3 miles to the north. The M54 provides access to the M6 Motorway and the National Motorway Network.



Viewing

Strictly via prior appointment.

Owned and Managed by

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