



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**WAREHOUSE/STORAGE
PREMISES**

**23,916 –47,972 sq ft
(2,221.83—4,456.71 sq m)**



**UNIT 1, 2 & 3 VILLIERS TRADING ESTATE,
MARSTON ROAD, WOLVERHAMPTON, WV2 4LA**



- ◆ Suitable for storage.
- ◆ Roller shutter door access.
- ◆ Junction 1 of M5 within close proximity.
- ◆ Secure and gated yard.
- ◆ 1/2 Mile from Wolverhampton City Centre.

VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)

LOCATION

The premises is situated on Marston Road, close to the A449 Penn Road. The site is accessed directly from the roundabout opposite the Tesco Superstore.

Junction 2 of the M54 motorway is approximately 4.8 miles to the north, providing convenient access to the wider motorway network. Wolverhampton City Centre lies within approximately 0.5 miles.

DESCRIPTION

The property comprises three bays of industrial/warehouse accommodation arranged over ground and first floor levels. The units are of steel truss frame construction with brick and block elevations above a concrete floor.

Internally, the accommodation benefits from existing racking, office space, WC facilities at both ground and first floor levels and a kitchenette.

Access is provided via three roller shutter doors, leading to a shared and gated yard area with allocated car parking.

ACCOMMODATION

The property comprises an approximate gross internal area of:

	Sq ft	Sq m
Ground Floor	23,916	2,221.83
First Floor	24,056	2,234.88
	47,972	4,456.71

TENURE

The unit is available on a new full repairing and Insuring lease for a term to be agreed.

RENTAL

Please contact the agent.

RATES

To be confirmed.

VAT

All figures do not include VAT which may be payable at the prevailing rate.

PLANNING

Interested parties should make their own investigations.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

EPC

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ANTI-MONEY LAUNDERING

The successful party will have to comply with anti-money laundering regulations.

LEGAL COSTS

Each party to bear their own legal costs.

WEBSITE

Photography and further information is available at bulleys.co.uk/villierstradingestate

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton on 01902 713333.

Details prepared 02/26