

Mileway

Wulfrun Trading Estate

Available to Let
Warehouse/Industrial Units
1,082 – 1,681 sq ft (100.5 – 156.2 sq m)



*Computer Generated Image

- Undergoing a full refurbishment
- Site Security
- 24/7 Access
- Demised Parking
- LED Lighting

Wulfrun Trading Estate

Stafford Road, Wolverhampton, West Midlands, WV10 6HH



Typical Single Unit

Description

The units comprise end & mid terrace warehouse/industrial units of steel portal frame construction with brick/blockwork and partially clad elevations beneath a mono pitch roof, incorporating intermittent translucent roof lights. Minimum eaves height approximately 6.1m, intersection of walls and roof approximately 6.49m, height to roof apex approximately 7.8m. Office and ancillary accommodation are located at the front.

Location

Wulfrun Trading Estate is located 1 mile away from Wolverhampton city centre and sits just off the A449 (Wolverhampton to Stafford Road) dual carriageway which is the main thoroughfare into Wolverhampton City Centre. Motorway access is provided at Junction 2 of the M54 less than 3 miles to the north.

Property owned by **Mileway**

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EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring lease.

Viewing / Further Information

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VAT

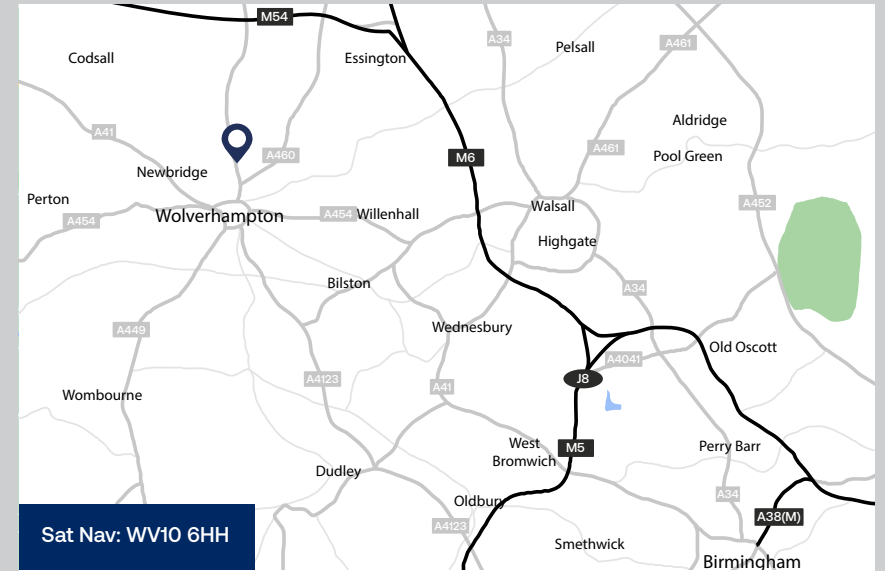
VAT will be payable where applicable.

Legal Costs

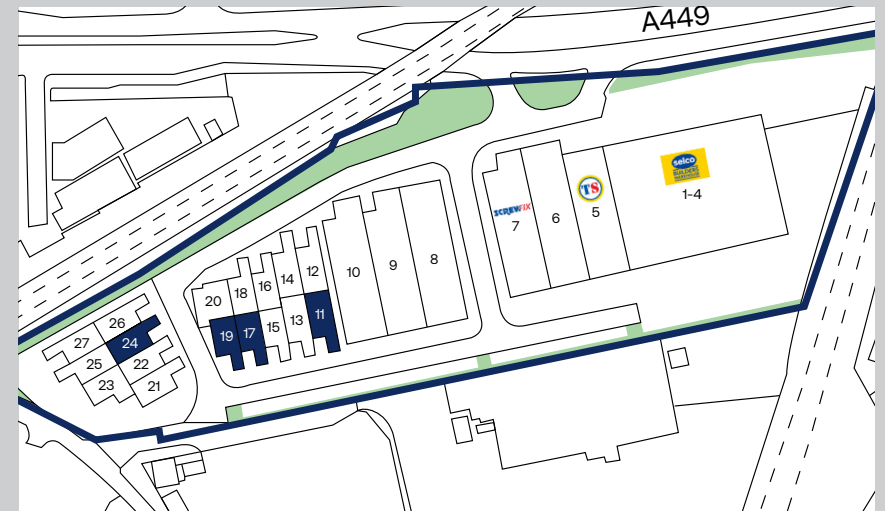
All parties will be responsible for their own legal costs incurred in the transaction.

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Sat Nav: WV10 6HH



Accommodation

Floor areas as follows:

Unit	Area (sq m)	Area (sq ft)	Availability
11	100.5	1,082	Q1 2023
17	142.7	1,536	Q1 2023
19	142.2	1,531	Q1 2023
24	156.2	1,681	Dec 2022

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