



Unit 20 Spring Road Industrial Estate, Lanesfield Drive,

TO LET

INDUSTRIAL & WAREHOUSE

Size
1,907 sq ft (177 sq m)

Rent
£15,500

Location

Spring Road Industrial Estate is a small established secure estate, accessed off Lanesfield Drive via the A4126 Spring Road which connects the A4123 Wolverhampton Road with the A41 Bilston Road.

The property is located approximately 2 1/2 miles south east of Wolverhampton city centre and 4 miles north of Dudley town centre.

Junction 10 of the M6 motorway is approximately 5 miles to the north east of the property and Junction 9 circa 6 miles distant.

Description

The property comprises a mid terrace industrial/warehouse unit located on a small well established industrial estate.

The unit is of steel framed construction with brick/blockwork walls surmounted by a mono pitched lined metal profiled sheeted roof with filon rooflights.

Minimum height 3.17m.(10'5"). Maximum height 4.33m. (14'2") approx. Access is via a roller shutter door. Toilets and an office are included.

A total of 4 car parking spaces are situated to the front of the unit.

Accommodation

1,907 sq.ft / 177.23 sq.m

Rent

£15,500 per annum exclusive

VAT

Does not currently apply

Service Charge

An estate service charge is levied to cover the upkeep and maintenance of common areas and the ongoing management of the estate etc.

Lease

New lease on terms to be agreed

Business Rates

Rateable Value:

£12,250

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

EPC Rating

D

Viewing

By arrangement with the agents:

Michael Tromans & Co

tromansandco@aol.com

01902 425646

Additional Images

