

WAREHOUSE UNITS



**Units 1, 2 & 3 Lower Lanes Business Park, Fox Road,
Seisdon, Wolverhampton, West Midlands, WV6 7EL**

- 3 Adjacent Detached Warehouse Units
- From 32,000 sq ft (2,973 sq m) to 96,000 sq ft (8,919 sq m)
- Fenced access with Automated Gated Entrance
- Potential for CCTV Monitoring
- Minimum Eaves Height Approx 10m
- On Site Weighbridge
- EPC Ratings: A-24



Printcode: 20250317

Units 1, 2 & 3 Lower Lanes Business Park, Fox Road, Seisdon, Wolverhampton

LOCATION

The premises, which form part of a development of similar units, is located just off the Bridgnorth Road (A454) approximately 4 miles west of Wolverhampton and 9 miles north of Brierley Hill. Access to the motorway networks is gained via Junction 2 of the M5, approximately 10 miles to the east, and Junction 2 of the M54, approximately 10 miles to the north.

DESCRIPTION

The property comprises of three detached warehouse units with a minimum eaves height of approximately 10m. Following the refurbishment works there is new LED lighting and a full height roller shutter access door serving each individual unit. Externally there is a concrete apron for HGV servicing and to the front, the ability to incorporate individual office requirements.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Unit 1	32,000	2,973
Unit 2	32,000	2,973
Unit 3	32,000	2,973
Total	96,000	8,919

RENT

£5.00 psf plus VAT per annum exclusive.

VAT

VAT will be charged on the above figures.

LEASE

The premises are offered by way of a new 6 year lease, subject to a rent review at the end of the third year of the term.

TERMS

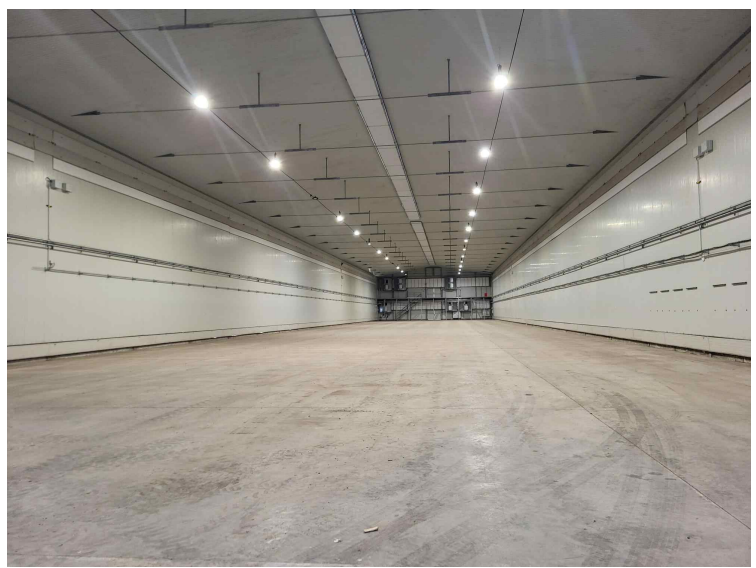
Full repairing and insuring basis.

SERVICE CHARGE

There will be a site service charge for upkeep and maintenance of the common areas and this is presently £0.25 psf plus VAT for the current calendar year.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2204A/a0624/ELH

LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate A-24 (all units).

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk