

TO LET INDUSTRIAL

TSR
TOWLER SHAW ROBERTS

VERSATILE WAREHOUSE SPACE IN CLOSE PROXIMITY TO CITY CENTRE



Rear of Sunrise Bag Co
Ltd.

Marston Road

Wolverhampton

WV2 4NJ

- Versatile warehouse approx. 4,100 sqft
- Situated in close proximity to Wolverhampton City Centre
- Located within a popular commercial area
- Car Parking available
- **Rent: £30,000.00 per annum exclusive**

Call **01902 421216**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located on Marston Road, just off the main A449 Penn Road and approximately 1 mile from Wolverhampton City Centre.

Description

The warehouse comprises of approx. 4,100 sqft of commercial warehouse space. The unit benefits from a 5.2 metre eaves height and has WC and kitchen facilities.

Roller shutter door access from Sunbeam Street.

Accommodation (Net Internal Area)

	Sqft	Sqm
Warehouse	4,100	381

Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent on Application

Contact agent for further details.

Business Rates

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs, with the Local Authority.

Services (Not Checked or Tested)

Mains water, electricity and drainage are understood to be connected or available, but interested parties should make their own enquiries.

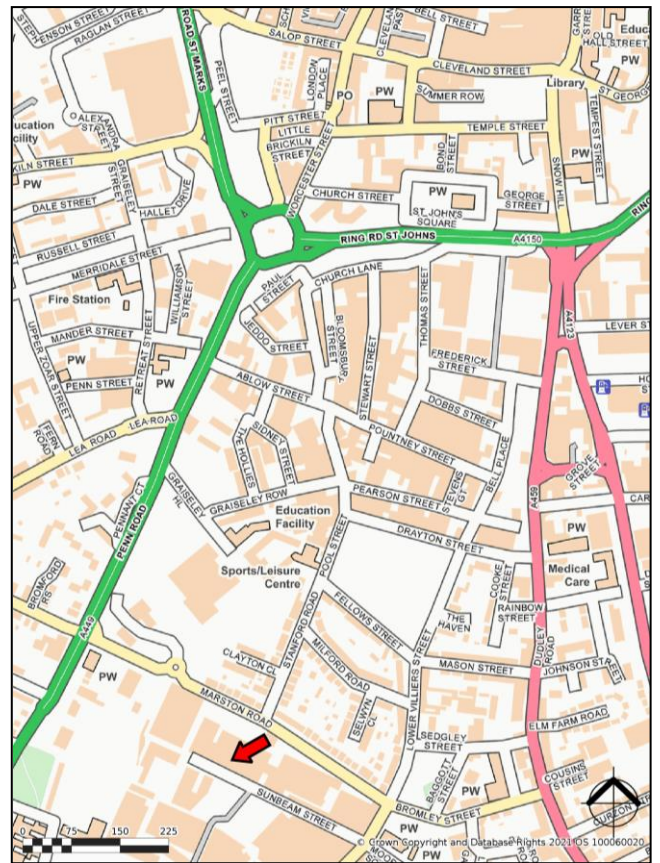
Energy Performance Certificate – Rating: TBA

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within the City of Wolverhampton.



For Reference Only

Scale: Not to Scale

Legal Costs

Each party are responsible for their own legal costs.

Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

September 2021

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

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