



TO LET

Industrial / Warehouse Unit

2,447 sq.ft (227 sq.m)

Unit 20, The Dunstall Hill Estate, Wolverhampton. WV6 0PJ

- Ideal Starter Unit
- CCTV Estate Security & Barrier Controlled Entrance
- Excellent access to the M54, M6 & M6 Toll Road
- Approximately 1 mile to Wolverhampton City Centre

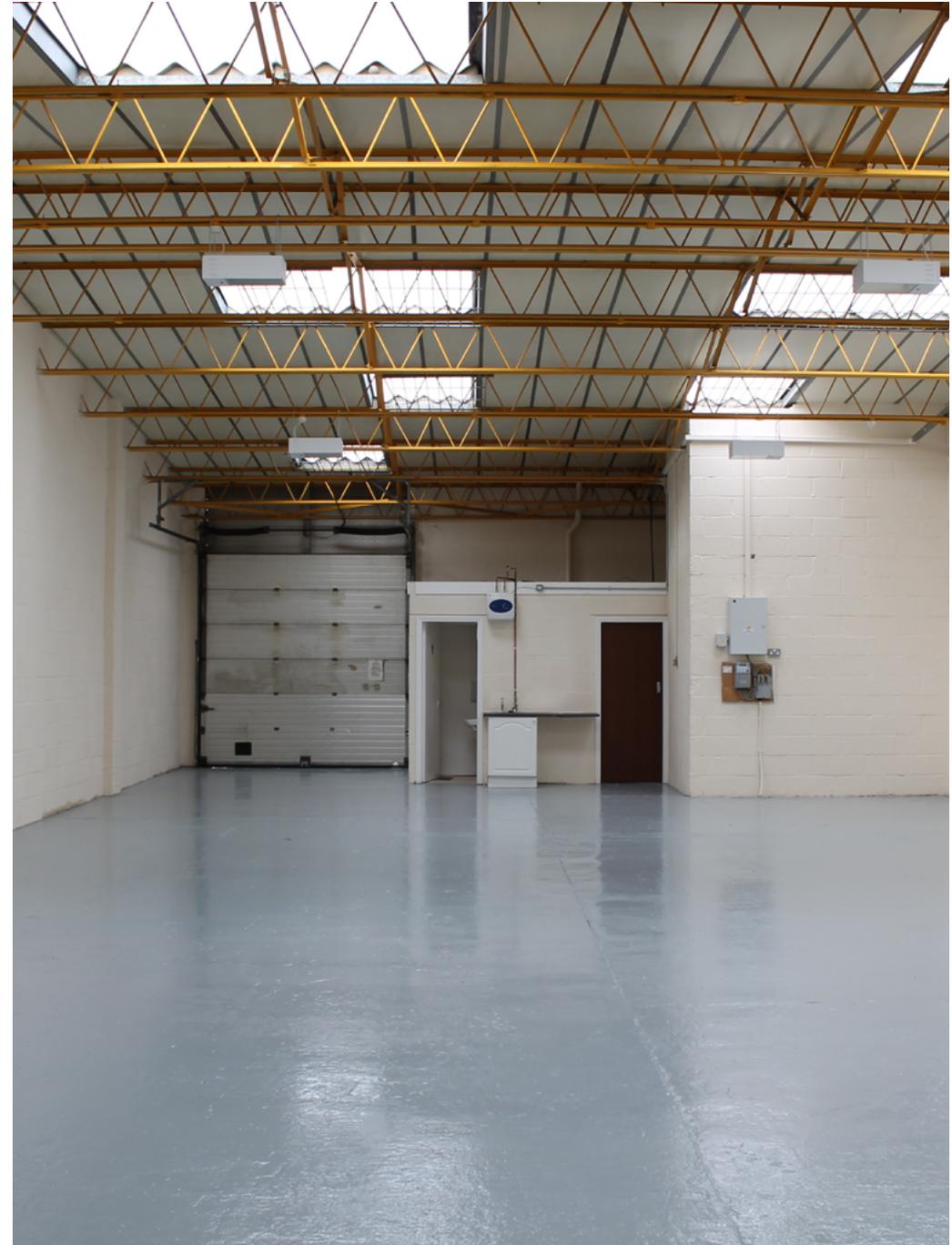
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Areas (Approx. Gross Internal)

Warehouse	2,195 sq.ft	(203 sq.m)
Office/Ancillary	252 sq.ft	(24 sq.m)
Total	2,447 sq.ft	(227 sq.m)

Description:

Warehouse area:

- Full height brickwork/block work construction approx 11ft 10" (3.6m) to eaves
- LED lighting to be installed
- Electric convector/blower heaters
- Tea Prep area
- Manual roller shutter approximately 9ft 10" (3.04m) wide by 9ft 9" (2.97m) wide

Office:

- Carpeted
- Electric convector heating
- LED lighting to be installed

Rent

POA.

Business Rates

Rateable Value: £12,500

All parties to make their own enquiries with City of Wolverhampton Council.

Service Charge

A service charge of £1,142 +VAT will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - WV6 0PJ

The Dunstall Hill Estate is accessed off Gorsebrook Road, close to the entrance of Dunstall Hill Racecourse. The main A449 Wolverhampton to Stafford Road is approximately 250 yards distant providing dual carriageway access to Wolverhampton City Centre approximately 1 mile to the South and Junction 2 of the M54 motorway some 2½ miles to the North.

In turn the M54 provides access to the M6 and wider National Motorway network surrounding the West Midlands conurbation, which has been further enhanced with the opening of the new M6 Toll road approximately 6 miles distant.



Viewing

Strictly via prior appointment with the appointed agent

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