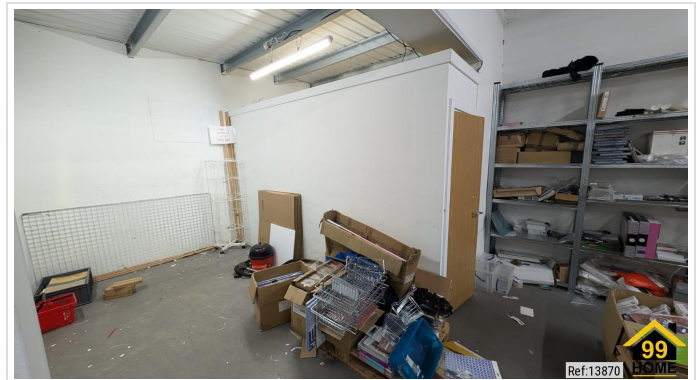
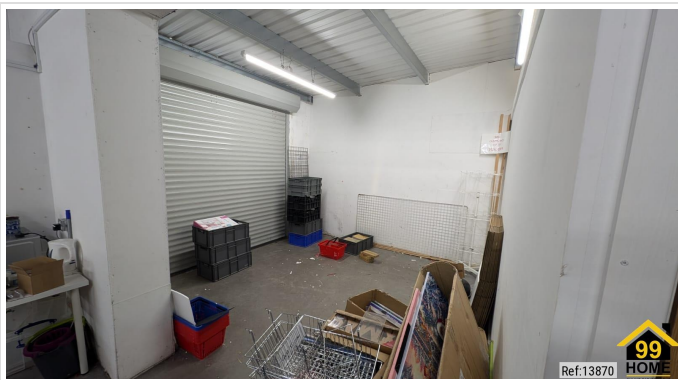


0 Bed Warehouse In Wednesfield Business Park Waddens Brook Lane,
Wolverhampton, WV11 3SF

£935



SHORT DESCRIPTION

Property Ref: 13870 Industrial / Commercial Unit 1069 sq ft £11,224 per annum A very rare opportunity has arisen to lease a unit on the popular Wednesfield Business Park, units of this size in Wednesfield are impossible to find. 1067 Sq ft Unit Electric Roller Shutter Free on Site Parking CCTV Covered Site Highly Secure Site in Sought After Location Easy & Quick Access to M6 and M54 Flood Lit Car Park DESCRIPTION The unit form's part of Wednesfield Business Park and benefits from electric roller shutter, floor, three phase electricity supply, secure enclosed car park and is there are no business rates payable on site. The Property currently comprises single storey premises and is set behind a tarmac surfaced forecourt. Currently the unit consists of a storage area, office and WC. Quick viewing is highly recommended as the units wont stay on the market for long due to its size and location. ACCOMMODATION : 1069 sqft SERVICES The unit has the following installed three phase electricity supply, water and drainage. TENURE The unit is available by way of a new, fully repaired, and insured lease for a minimum term of 3 years. RENT

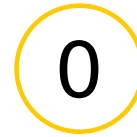
£11,225 per annum. LOCATION Wednesfield Business Park is located off Waddens Brook Lane (B4484) a short distance from its junction with Wednesfield Way / Lakefield Road (A4124) The surrounding area is a mix of commercial and residential. Junction 10 of the M6 is approximately 3.5 miles to the east and Junction 1 of the M54 is approximately 3.9 miles to the north...



Bed Room(s)



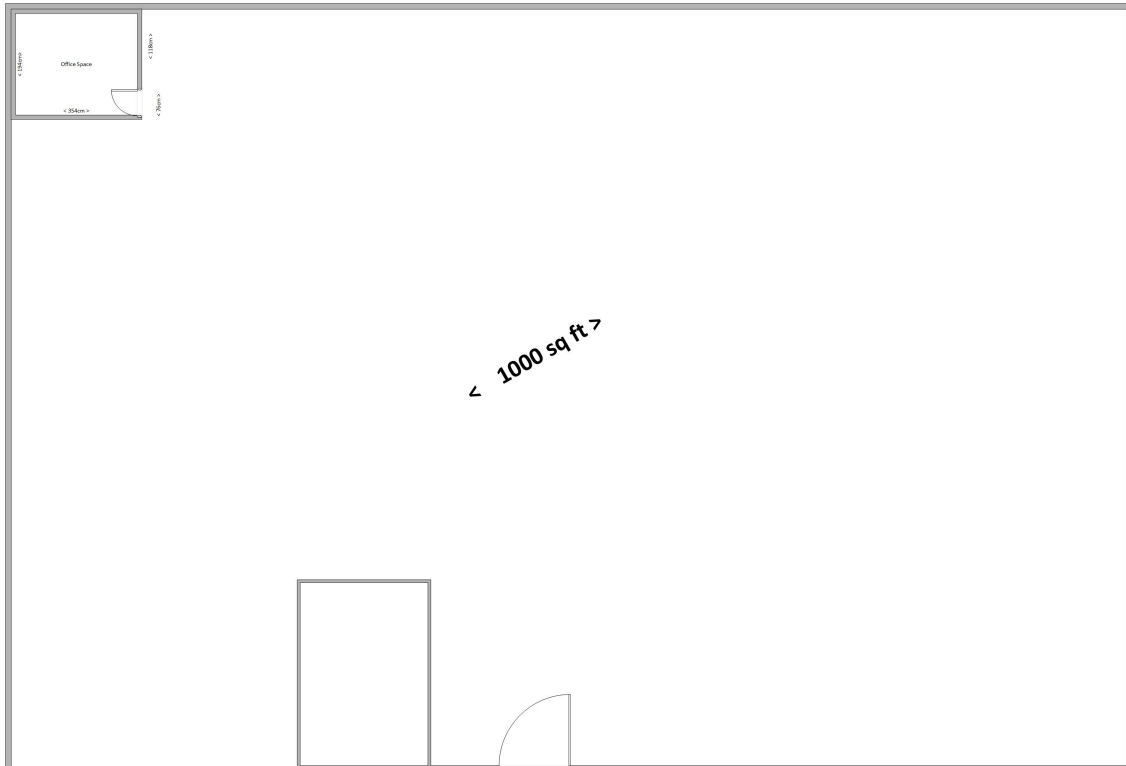
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

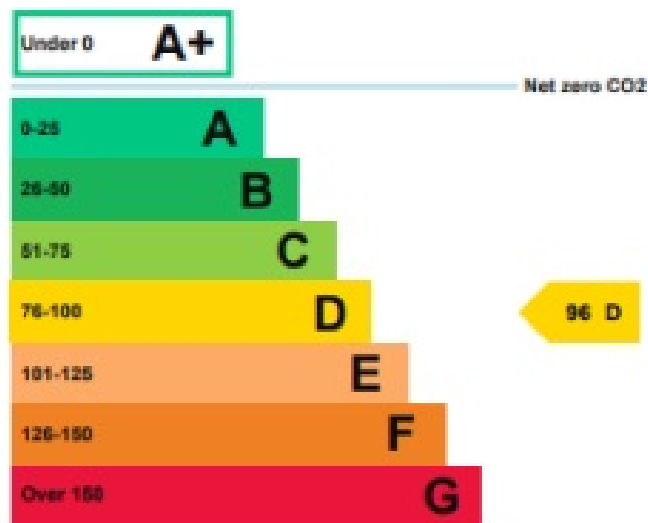


EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D.



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