

SUBJECT TO ACQUIRING VACANT POSSESSION



TO LET

Warehouse/Industrial Unit

15,022 sq.ft (1,395 sq.m)

Unit 14, The Dunstall Hill Estate, Wolverhampton, WV6 0PJ

- CCTV estate security & barrier controlled entrance
- Approximately 1 mile to Wolverhampton City Centre
- Excellent access to the M54, M6, M6 Toll Road and the national motorway network
- Secure 2,000 sq.ft yard



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Areas (Approx. Gross Internal)		
TOTAL	15,022 sq.ft	(1,395 sq.m)
Ground Floor	13,712 sq.ft	(1,273 sq.m)
First Floor Canteen	224 sq.ft	(20.8 sq.m)
Second Floor Office	1,086 sq.ft	(100.8 sq.m)

Description

- Portal frame construction
- Eaves height of approximately 20'11"ft (6.4m)
- Electric roller shutter door approximately 18'2" (5.5m) wide by 14'8" (4.5m) high
- Low bay lighting and gas heaters
- 2,000 sq.ft secure yard

Ground floor and first floor offices

- Carpet
- CAT II lighting
- Heating system

Rent

£112,665 (£7.50 per sq.ft)

Rates

TBC

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

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

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 2.5 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.



Image is indicative only and represents the condition of the unit prior to previous tenant occupation

Travel Times (Approx.)

M54 Junction 2	8 minutes
M6 Junction 12	15 minutes
Wolverhampton City Centre	3 minutes



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Viewing

Strictly via prior appointment with the appointed agents



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