

# TO LET

# 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. 3,449 sqft
- Situated in close proximity to Wolverhampton City Centre
- Located within a popular commercial area
- **Rent: £22,500.00 per annum exclusive**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://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. 3,449 sqft of commercial warehouse space. The unit benefits from an access shutter which is approx. 3.3 metre eaves height and has WC and kitchen facilities.

Roller shutter door access from Sunbeam Street.

## Accommodation (Net Internal Area)

	Sqft	Sqm
Warehouse	3,449	320.4

## Tenure

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

## Rent

£22,500.00 per annum exclusive. (Additional space of 1,447 sqft may be available subject to negotiations).

## 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.

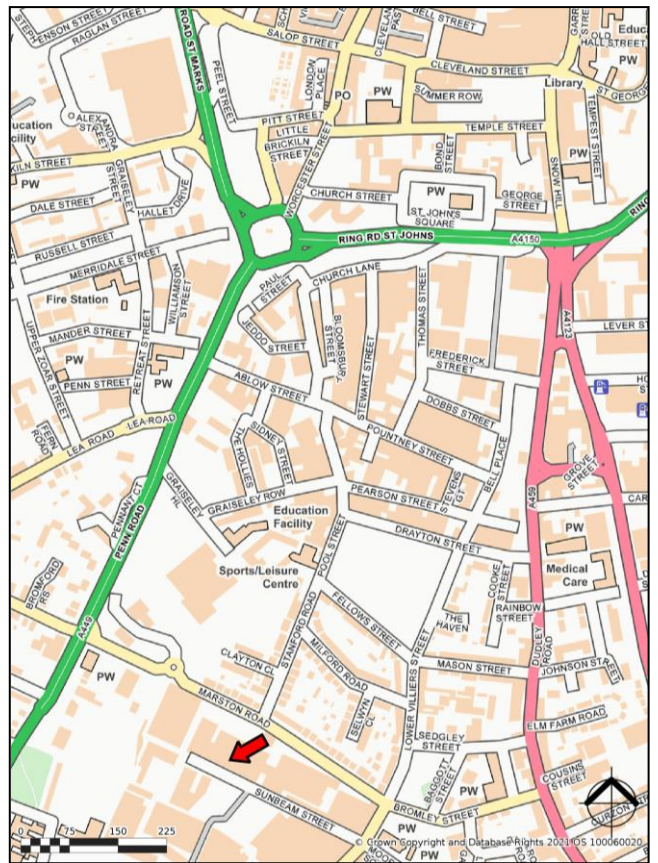
## Energy Performance Certificate – Rating: C60

## 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](mailto:wolverhampton@tsrsurveyors.co.uk).

June 2023

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Consumer Protection From Unfair Trading Regulations 2008

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contact; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.