

TO LET

PROMINENT WORKSHOP AND OFFICE PREMISES CLOSE TO WOLVERHAMPTON CITY CENTRE



FORMER R WESTON PREMISES

DIXON STREET

WOLVERHAMPTON

WEST MIDLANDS

WV2 2BX

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is located in a renowned industrial area approximately 1.7 miles south-east of Wolverhampton City Centre.

Junction 10 of the M6 motorway is about 5.7 miles to the east via the B4464 and Junction 2 of the M54 is approximately 5.3 miles to the north.

The premises is situated in close proximity of other national and local commercial occupiers, such as Toolstation, B&M, Dunelm and more.

DESCRIPTION

The property consists of commercial office space, with an additional workshop space.

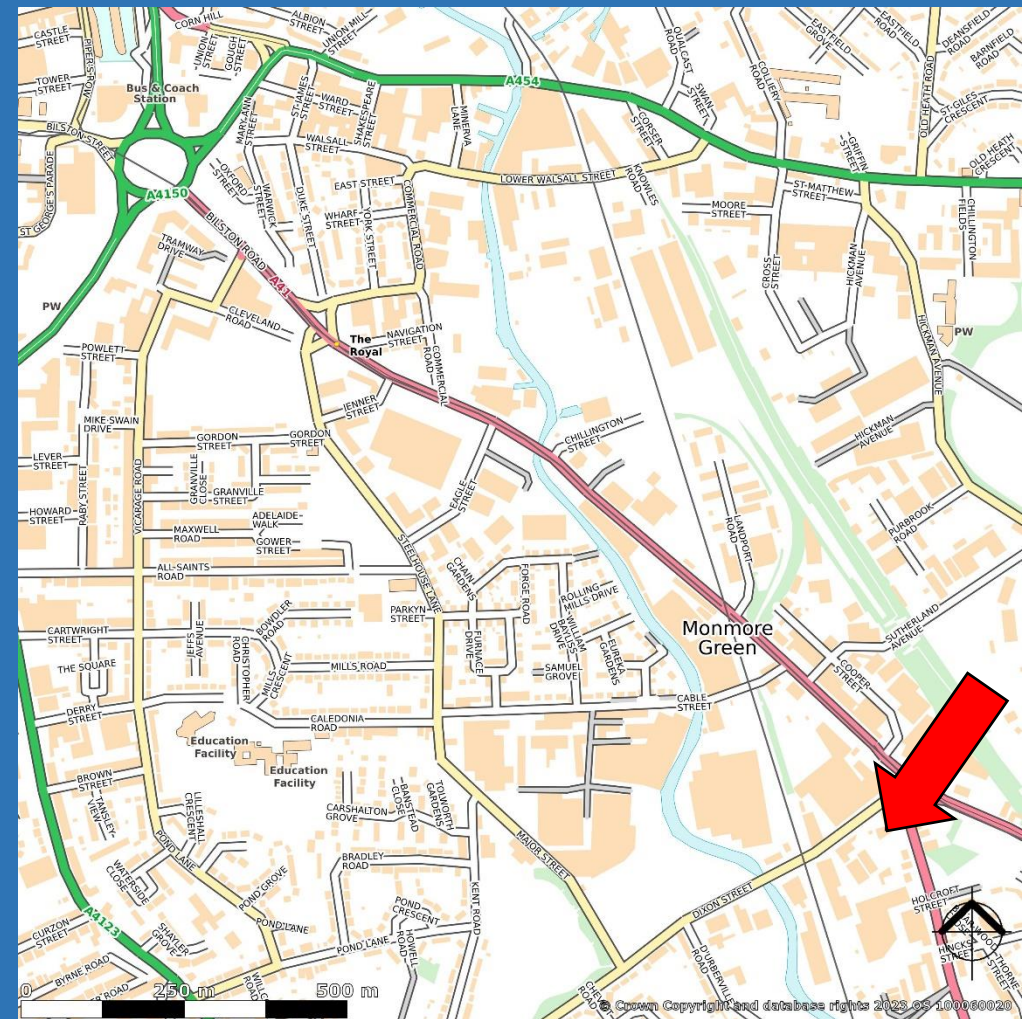
This two-storey office property of traditional brick construction provides versatile accommodation throughout, extending to approximately 1,200 sqft (111.5 sqm), with a mix of cellular and open-plan office space, as well as, workshop and storage space. The building benefits from central heating, and car parking to the front.

In addition, there is an additional workshop space to the rear over two floors extending to approximately 1,893 sqft which includes; office space, kitchenette, WC facilities and workshop areas. The workshop can be accessed from the front and benefits from a gated entry off Dixon Street.

The offices and workshop are available as a whole, or can be let separately.

ACCOMMODATION

	Sqft	Sqm
Unit 4		
Ground floor Offices	257	23.9
First floor Offices	257	23.9
Ground floor workshop	686	63.7
Total (Unit 4):	1,200	111.5
Unit 1 – UNDER OFFER	UNDER OFFER	UNDER OFFER
Ground floor (workshop/storage)	957	88.9
First floor Office	936	87.0
Total (Unit 1):	1,893	175.9
TOTAL AVAILABLE SPACE:	1,200	111.5



For Illustration Purposes Only

Not to Scale

RENT

Unit 1 – UNDER OFFER

Unit 4 - £9,000.00 per annum exclusive

TENURE

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed. Incentives are available.

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 available, with the Local Authority.

SERVICES

We understand that mains water, gas, drainage and electricity are connected or available to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

VAT

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

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

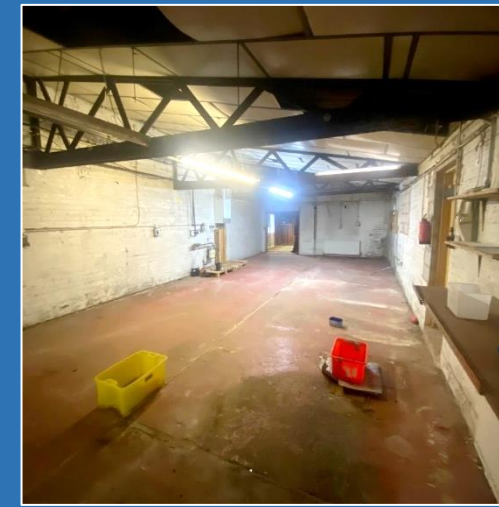
ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

ENERGY PERFORMANCE ASSET RATING – Upon Request

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216



Consumer Protection from Unfair Trading Regulations 2008

Dated: November 2023

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