TO LET

VERSATILE WAREHOUSE UNIT SITUATED ON ESTABLISHED ESTATE

UNIT 2

AMPTRONIK INDUSTRIAL ESTATE

WOMBOURNE

WV5 8AP

TSR

TOWLER SHAW ROBERTS

LOCATION

Amptronik Industrial Estate is situated in the popular village of Wombourne, approximately 5 miles south-west of Wolverhampton. The units have convenient access to the surrounding road network, with the A449 offering direct links to Wolverhampton and the M54 to the north, and Stourbridge and the M5 to the south via the A458/A449.

The unit is located within the established Amptronik Industrial Estate, which provides a range of industrial and commercial premises serving local and regional occupiers.

DESCRIPTION

A versatile commercial warehouse unit providing open-plan accommodation together with store, office/kitchen and WC facilities. The unit extends to approximately 1,279 sqft (119 sqm) and benefits from a front-facing roller shutter door and an eaves height of approximately 2.7m.

The unit benefits from two dedicated car parking spaces and secure access to both the front and rear of the premises via double security gates.

TENURE

The premises are available TO LET on a new Tenant's full repairing and insuring Lease basis for a term of years to be agreed.

SERVICES (Not checked or tested)

Interested parties are advised to make their own enquiries with the relevant utility companies.

SERVICE CHARGE

No service charge is currently levied. Any contribution towards shared/common expenditure will be in accordance with the terms of the lease.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Unit 2	1,279	119

ENERGY PERFORMANCE RATING - contact agents for further details.

RENT

£12,800 per annum exclusive.

The incoming tenant will be responsible for the usual occupational outgoings, including utilities, business rates and the appropriate contribution to the Landlords building insurance.

VAT – VAT is not applicable.

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.

PLANNING / LOCAL AUTHORITY

Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LEGAL COSTS

The incoming tenant will be responsible for payment of the Landlord's reasonable legal costs associated with the grant of a Lease.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING

Strictly by appointment with the sole Letting Agents:
Towler Shaw Roberts, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216 | Email: Wolverhampton@tsrsurveyors.co.uk

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TOWLER SHAW ROBERTS

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