

MAY SELL



M Multipark WILLENHALL

TO LET Trade/Warehouse/Production Unit
8,290 sq.ft (770 sq.m)

Unit 1, Willenhall Industrial Estate Rose Hill, Willenhall, West Midlands. WV13 2AR

- Close to Junction T6 of M6 Toll Road
- Easy access to M6 & M54
- LED Lighting

LCP.
part of MCore

**01384
400123**

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Areas (Approx. Gross Internal)

Total	8,290 sq.ft	(770 sq.m)
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Description:

- Self-contained unit
- Good trade counter use
- Ample parking
- Secure gated yard
- Eaves approx. 5m
- LED factory lighting
- Male and female toilets

Rent

POA

Rates

Further information provided upon request

Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

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

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - WV13 2AR

The unit is located off the B4484 Rosehill. The A454 keyway provides access to the Black Country route to Junction 10 of the motorway, approximately 2 miles distant, linking into the wider national motorway network.



Viewing

Strictly via prior appointment with the appointed agents



Max Shelley

07881 948 908

Max.Shelley@bulleys.co.uk



Paula James

07798 683995

PJames@lcpproperties.co.uk

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