



Unit 4 Lower Lanes Business Park, Fox Road, Seisdon, Wolverhampton, West Midlands, WV6 7EL

- Detached Industrial Unit with Administration Offices
- 22,500 sq ft (2,090 sq m)
- Fenced access with automated gated entrance
- Currently fitted out as a Food Processing Facility
- Minimum Eaves Height Approx 5.2m
- EPC Rating: B-44



Printcode: 202466

Unit 4 Lower Lanes Business Park, Fox Road Seisdon, Wolverhampton

LOCATION

The premises, which form part of a development of similar units, is located just off the Bridgnorth Road (A454) approximately 4 miles east of Wolverhampton and 9 miles north of Brierly Hill. Access to the motorway networks is gained via Junction 2 of the M5, approximately 10 miles to the east, and Junction 2 of the M54, approximately 10 miles to the north.

DESCRIPTION

The property comprises of a detached industrial unit, which until recently was utilised for food processing and storage and distribution, provides 2 interconnecting bays with administration offices. The minimum eaves height is approximately 5.2m and there are ground and dock level access facilities. Whilst the property is fitted out for its most recent use, it could potentially be adapted for alternative business uses.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Bay 1	13,500	(1,254)
Bay 2	9,000	(836)
Total	22,500	(2,090)

There is an existing mezzanine in Bay 2 and this may either remain in situ or potentially be removed.

Externally there are ample concrete surfaced yard and servicing areas together with parking.

RENT

£112,500 pax plus VAT.

VAT

VAT will be charged on the above figures.

LEASE

The premises are offered by way of a new 6 year lease, subject to a rent review at the end of the third year of the term.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

There will be a site service charge for upkeep and maintenance of the common areas and this is presently £0.25 psf plus VAT for the current calendar year.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2204/ELH

LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-44.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AVAILABILITY

TBA.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk