

Cottons

CHARTERED SURVEYORS

TO LET – NEW LEASE

YARD AND CONVERTED SECURE STORAGE CONTAINER

Unit 5 Astra Industrial Estate,
Cable Street, Wolverhampton WV2 2HX

£4,250 Per Annum, exclusive



- Converted Secure Storage Container
- Open Storage Yard
- Parking Space
- Established Industrial Site
- Gross Internal Area: 23.9 sq m (257 sq ft)
- New Lease - Flexible Terms

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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TO LET - An open storage yard and storage container, converted to provide office space, wc and kitchen area. The property is situated on a busy, well-established site, adjacent to three industrial units. One Parking Space. Gross Internal Area: 23.9 sq m (257 sq ft). New Lease Available. Rental: £4,250 per annum, exclusive.

LOCATION

The property is located on Cable Street, approximately one and a half miles from Wolverhampton City Centre and approached via the Bilston Road (A41).

DESCRIPTION

The premises comprise a secure open storage yard and storage container, converted to form an office with kitchen area and toilet.

ACCOMMODATION

Office/Store building, comprising two rooms, kitchen and wc.

GROSS INTERNAL AREA: 23.9 SQ M (257 SQ FT)

OUTSIDE

Small yard to rear.

SERVICES

Whilst not tested, we understand mains water, drainage and electricity are connected to the premises.

PLANNING

The property is located in a predominantly industrial area and is considered suitable for storage, office use or industrial use, subject to statutory consents.

BUSINESS RATES

Rateable Value: £4,900

Rates Payable: £2,283

Qualifying applicants should be able to claim Small Business Rates Relief.

[Interested parties should make contact with Charging Authority, Wolverhampton City Council]

LEASE

The premises are offered to let by way of a new lease for a term of 3 years, on tenants full repairing and insuring terms.

The landlord may consider requests for flexibility and applicants will be considered on their own merits.

RENT

Rental offers are sought in the region of £4,250 per annum, exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred in progressing and completing a new lease.

VIEWING

By appointment through the sole letting agents - Cottons - 0121 247 2030

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