

Waddens Brook Lane

Wolverhampton, Staffordshire, WV11

£1542 pcm



Details in brief

Available Date:	01/11/2023
Deposit:	£4626
Bedrooms:	
Bathrooms:	
Length of Tenancy:	24 Months
Furnishing:	
Type of building:	Workshop / Retail space

Upad.co.uk

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Full features

- Prime, Sought-After Location in Wednesfield
- Trade Counter
- Rent Directly from the Landlord

Full description

Property Type: Industrial / Commercial Unit

This exceptional unit is an integral part of the prestigious Wednesfield Business Park and offers a range of features to cater to your commercial needs. The property boasts cladding, an electric roller shutter, a robust three-phase electricity supply, ample parking, a fully equipped kitchen, office space, WC facilities, and a convenient trade counter. Opportunities to secure a unit in this prime location are rare, and the current tenant is relocating to a larger space within the same site.

Property Layout:

Currently, the unit consists of a single-storey structure with WC facilities and a generously sized open-plan storage/workshop area. There is a ready built trade counter allowing for customer collections.

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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This versatile space offers flexibility for various business operations. The property will be available for occupancy from November 1st, 2023, and we highly recommend scheduling a viewing to fully appreciate its potential.

Accommodation:

Total Area: 1850 Sqft (Approximately 172 sqm)

Services:

The unit is equipped with essential services, including a three-phase electricity supply, water, and drainage infrastructure.

Tenure:

This property is available under a new full repairing and insuring lease agreement.

Rent:

Annual Rent: £18,500 (£1,542 per month)

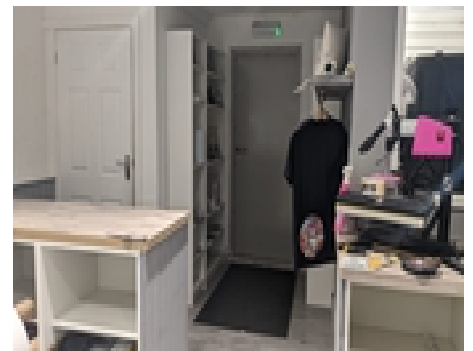
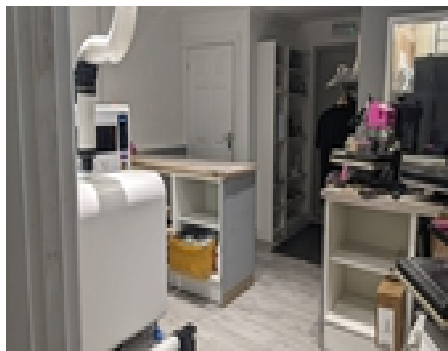
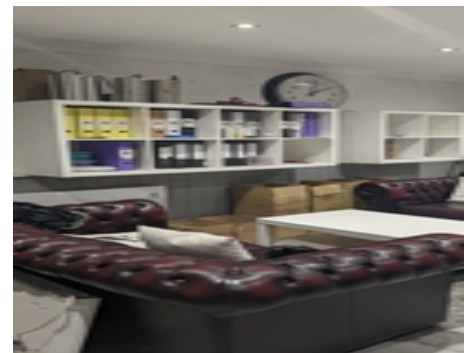
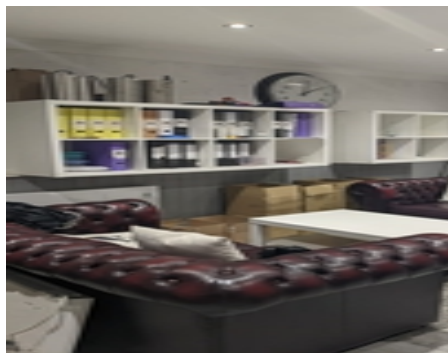
Location:

Wednesfield Business Park enjoys a strategic location, situated just off Waddensbrook Lane (B4484), a short distance from the intersection with Wednesfield Way / Lakefield Road (A4124). The surrounding area combines a mix of commercial and residential properties. Junction 10 of the M6 is approximately 3.5 miles to the east, while Junction 1 of the M54 is approximately 3.9 miles to the north.

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