



TO LET - COMMERCIAL/BUSINESS UNIT

UNIT 4, MEADLEYS FARM, WESTBEECH ROAD, PATTINGHAM, WOLVERHAMPTON, WV6 7HE

KEY POINTS

3,300
SQ FT

TOTAL GROSS INTERNAL AREA



COMMERCIAL/BUSINESS UNIT

6.5 M
EAVES
HEIGHT

ALL MEASUREMENTS ARE APPROXIMATE



£13,200
PER ANNUM
(EXCLUSIVE)

James Evans

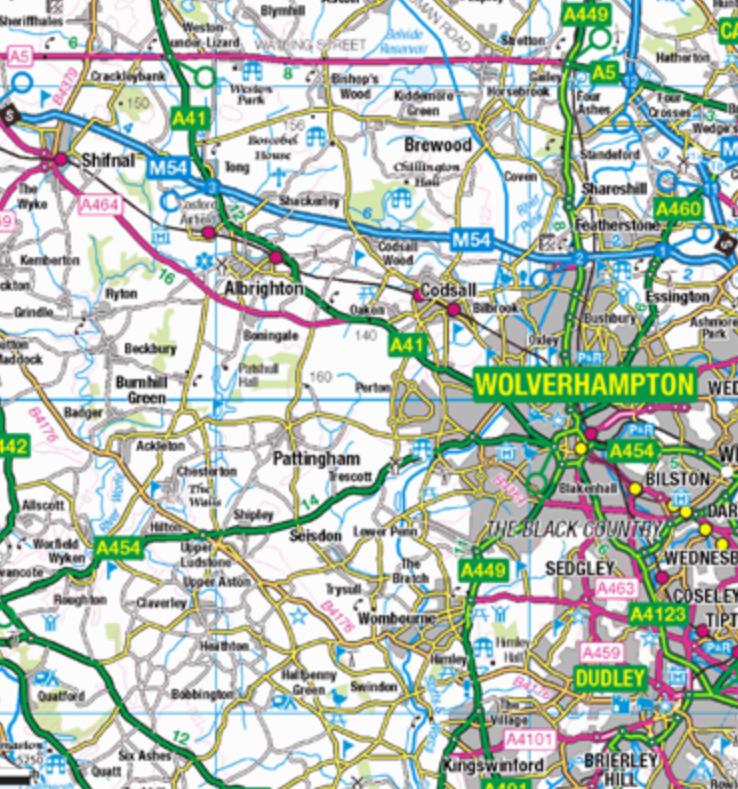
 07792 222 028

james.evans@hallsgb.com

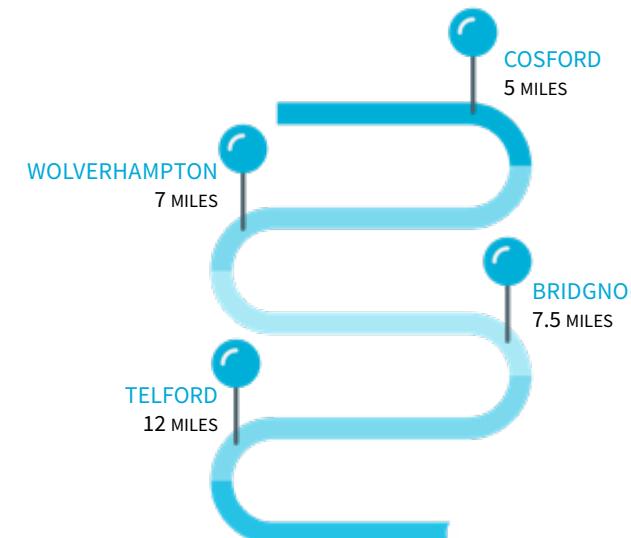
Ellie Studley

 07538 912 096

e.studley@hallsgb.com



WOLVERHAMPTON
POPULATION
263,727



LOCATION

The commercial unit forms part of a complex of buildings within the Meadleys Farm and is located on the edge of the village of Pattingham. The property is located just off Westbeech Road and is accessed from a dual entrance within a secure business environment.

Pattingham is a village in the South Staffordshire District in the County of Staffordshire. The village is located 7 miles west of the city of Wolverhampton and 7.5 miles east of Bridgnorth and had a population of 1,773 in 2021 and some local amenities.

DESCRIPTION

The property provides a end of terraced unit. The property provides a Total Gross Internal Floor Area of approximately 3,300 ft sq (314.17 m sq).

The unit is constructed of portal framework and clad in concrete block panels and profile sheeting to the elevations and in profile sheeting to the roof cover.

The unit benefits from an up and over door and there is a concrete apron to the front of the unit for potential parking and servicing.

The property has an eaves height of 6.5 metres and would lend itself to a variety of commercial/ storage purposes.

The property forms part of Meadleys Farm that offers a secure gated complex of buildings.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	314.17	3,300



TENURE

The property is offered to let on a licence agreement.

The licence is granted on Tenants Full Repairing and Insuring terms. The licence will be excluded from the Landlord and Tenant Act 1954 Part 2.

PLANNING

Prospective purchasers should rely on their own enquiries.

Prospective tenants should rely on their own enquiries. The unit would lend itself to a variety of commercial uses subject to any statutory consents

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

(Not tested at the time of our inspection.)

Mains electricity and water is understood to be connected to the unit. (There is a shared use of a toilet.)

RENT

£13,200 per annum (Exclusive) payable quarterly in advance by standing order.

VAT

We understand that VAT will be chargeable on the rent.

RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBA	TBA	TBA

LOCAL AUTHORITY

South Staffordshire Council, Council Offices,
Wolverhampton Road, Codsall, WV8 1PX



01902 696 000

[SOUTH STAFFORDSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing, please contact:

Commercial Department



01743 450 700

commercialmarketing@hallsgb.com

ALL VIEWERS TO ACCESS FROM WESTBEECH ROAD

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.