

Linthouse Lane, Wednesfield, WV11 3DU



TO LET

Prominent Retail Warehouse / Trade Counter

GIA: 13,586 ft² (1,262.18 m²)

Location

The property is situated fronting Linthouse Lane, a busy arterial route and provides vehicular access from Patrick Gregory Road.

Wednesfield town centre is approximately 1 mile south-west and Wolverhampton City Centre is approximately 4 miles to the south-west via Wednesfield Way/Wednesfield Road A4124.

Access to the surrounding area can be gained via Junction 10 of the M6 Motorway approximately 4 miles to the south-east.

Description

The property comprises of a trade counter / retail warehouse of portal frame construction surmounted by a pitched roof incorporating translucent roof lights.

The premises provide open plan showroom facilities with glazed façade and access doors to the fore which benefit from security roller shutters. The showroom provides access to WC facilities and a cellular office space with a staircase providing access to mezzanine storage.

The rear warehousing offers single span storage, with minimum eaves of 16ft 10 rising to 19'45 ft to ridge, additional WC facilities and a small cellular office, with a loading door and secure yard to the side elevation.

Customer car parking is available to the front of the premises.

Accommodation

GIA 13,586 ft² (1,262.18 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £85,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is payable on all outgoing.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Services

We understand that all mains services are available on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Energy Performance

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID documentation and proof of funding to satisfy anti-money laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

