

UNITS 1 & 2, CANAL WHARF, WOLVERHAMPTON, WV1 1LJ 707 TO 2,984 SQ FT (65.68 TO 277.22 SQ M)





#### Industrial / Warehouse Premises

- Town Centre Location
- Well Connected
- Ample Car Parking
- Available Individually or Whole
- Shared Yard







## **DESCRIPTION**

The premises comprises 2 neighboring units of portal frame construction, providing uniform open plan space.

The space benefits from concrete flooring, lighting, shutter access, shared yard and ample car parking.

The units can be offered on an individual basis or as a whole.





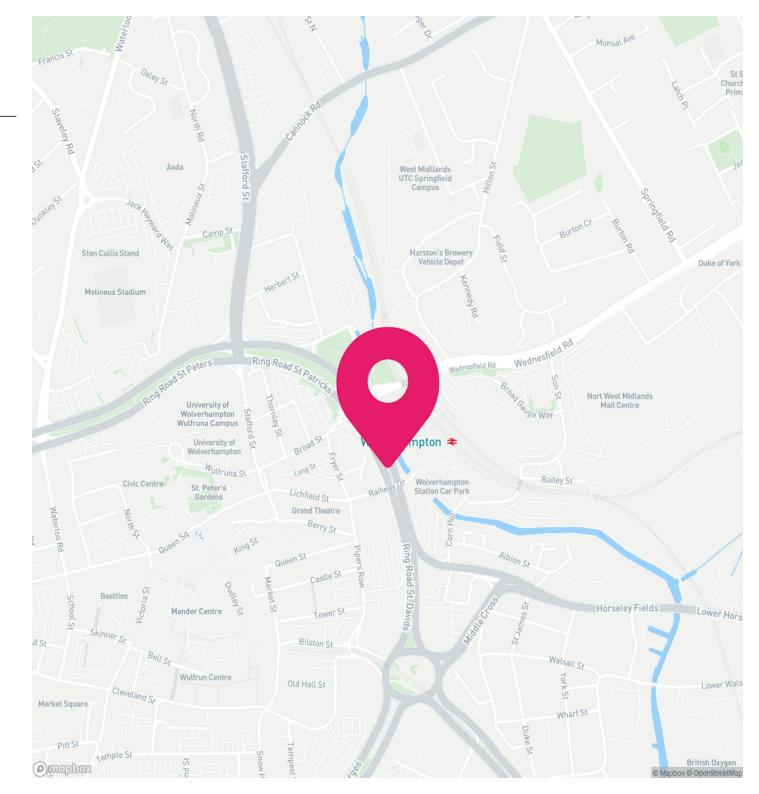


### **LOCATION**

The Units are located in Wolverhampton Town Centre, adjacent to the A4150 Ring Road, providing ideal connectivity for it's occupiers. The premises are set in a shared yard area, accessed directly from the A4124 Wednesfield Road which is an arterial route in and out of the town centre.

The site is within distance of the national motorway network which can be found at M54 J2 located 4 miles North or M6 J10 located 5 miles East.

Wolverhampton is located 13 miles North West of Birmingham.





# **AVAILABILITY**

Name	sq ft	sq m	Rent	Availability
Unit - 1	2,277	211.54	£20,000 /annum	Available
Unit - 2	707	65.68	£10,500 /annum	Available
Total	2,984	277.22		



#### LEGAL COSTS

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

# ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

#### **SERVICES**

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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.

#### **AVAILABILITY**

The property is available immediately upon completion of legal formalities.

#### SERVICE CHARGE

n/a

#### VAT

**Applicable** 

#### **RFNT**

£10,500 - £30,500 per annum

#### ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy antimoney laundering protocols.

#### **VIEWINGS**

Viewings are strictly via the letting agent Siddall lones.

#### CONTACT



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