

INDUSTRIAL, WAREHOUSE | TO LET



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

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Industrial / Warehouse Premises

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





## AVAILABILITY

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

## 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

## RENT

£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 anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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