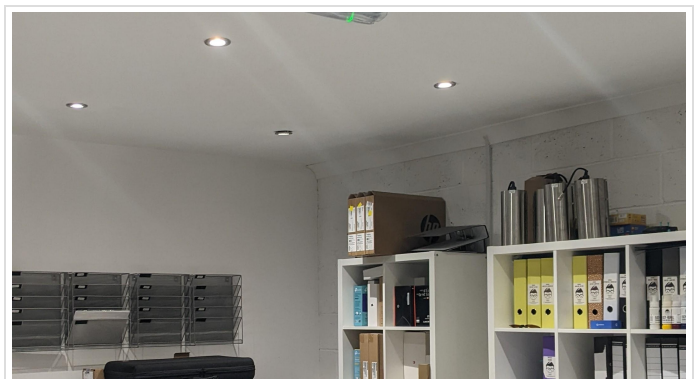
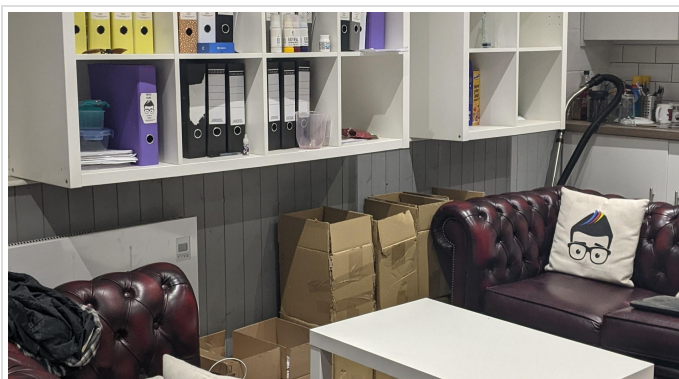


0 Bed Warehouse In Wednesfield Business Park Waddens Brook Lane, Wolverhampton, WV11 3SF

£1,875 Monthly



SHORT DESCRIPTION

Property Ref: 15403 Property Description Location: Wednesfield Business Park, Waddens Brook Lane, Wolverhampton, WV11 3SF Property Type: Industrial Commercial Unit Size: 1850 sqft Rent: £22,500 per Year £1,875 per month Key Features: Electric Roller Shutter On-Site Parking CCTV Surveillance Prime, Sought-After Location Convenient Access to M6 and M54 Well-Lit Car Park Description: 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 Insulated cladding, an electric roller shutter ,three-phase electricity supply, ample parking, a fully equipped kitchen, office space, WC facilities, and a convenient trade counter. Can be reconfigured internally to suit occupiers' requirements. Opportunities to secure a unit in this prime location are rare; the current tenant is relocating to a larger space within the same site. Property Layout: Currently, the unit consists of a single-story structure with WC facilities and a generously sized open-plan storage workshop area. This versatile space offers flexibility for various business operations. We highly recommend scheduling a viewing to fully appreciate its potential. Accommodation: 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: £22,500 £1,875 per month Location: Wednesfield Business Park enjoys a strategic location, situated just off Waddens brook Lane B4484, 5 mins From Bentley Bridge Retail park. 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. Property Type: Warehouse Full Renting price: £1875.00 Pricing Options: Fixed Price EPC rating: D Measurement: 1850 Sqft (Approximately 172 sqm) Parking: Gated, Off street -----



Bed Room(s)



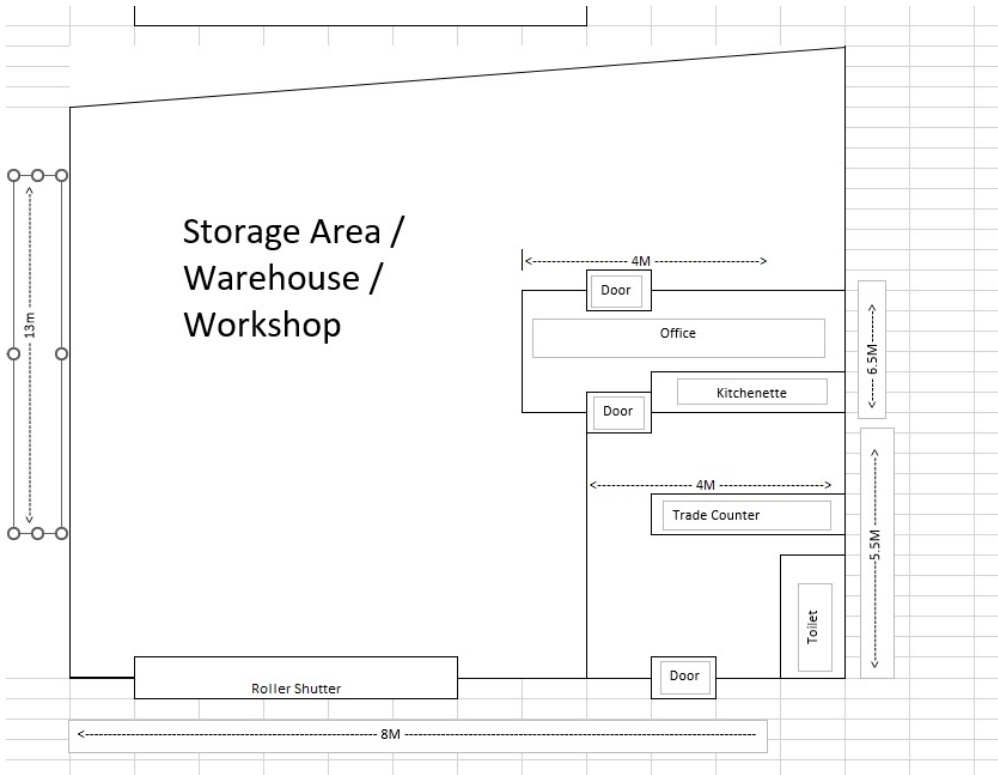
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

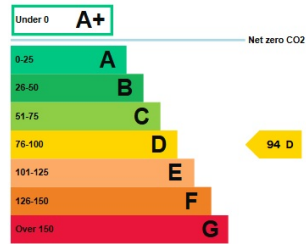
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



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