



TO LET

13,068 sq ft (approx.)

Location:

Situated and facing the Busy main Road Linthouse Lane, Gated and secured. Well established estate in a key location with easy access to the main Motorways M6, M54 and M5, Easy Access To Surrounding Areas Wolverhampton, Walsall, Cannock and Wednesbury

Highlights:

- Refurbished.
- Rare Opportunity
- Viewing Highly Recommended

Rare Opportunity

Showroom & Warehouse & Premises WV11 3DU

Showroom & Warehouse

Linthouse Lane
Wednesfield WV11 3DU

Description:

The property comprises ground floor trade counter / showroom leading to the rear at the facilities, over mezzanine floor storage. Gated yard, roller shutters partially remotely controlled. The property has been excessively renovated with new roof completed in June 2022

Highlights:

- Refurbished.
- Trade Counter / Showroom & Offices
- Shell condition upon completion.
- Available upon contract.

EXECUTIVE SUMMARY

Unit is available on a leasehold offering high quality building meeting rigorous design and environmental performance standards.

KEY INFORMATION

Tenure:

The property is available on lease terms with a minimum term of 6 years.

VAT:

The property is not VAT elected.

Price:

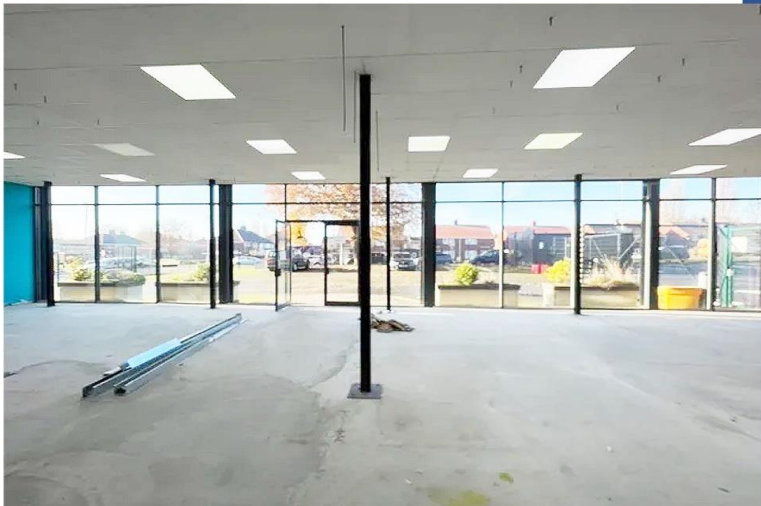
£6.58 SQ/FT PA.

EPC

This property's energy rating is C.
51-75 65C

Rates:

Interested parties should make their own enquiries to the Valuation Office Agency.



VIEWING:

Strictly by appointment through the sole agents.

Contact:

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WAREHOUSE

CARPARK

ROLLER SHUTTER

CANTEEN

STORAGE

OFFICE

TOILETS

TOILETS

STAIRS LEADING TO 1ST FLOOR

SHOWROOM

SHOWROOM ENTRANCE / SHOPFRONT
REMOTE & MANUALLY OPERATED ELECTRIC SHUTTERS

CARPARK

GATES ACCESS TO THE CARPARK

