

TO LET

WOLVERHAMPTON
116, THE MEADOWS,
CANNOCK ROAD,
FALLINGS PARK,
WOLVERHAMPTON,
WEST MIDLANDS
WV10 0RR

115,892 sq ft
10,766.37 sq m

- 19 Truck Spaces
- 9 Loading Doors
- 83 Car Parking Spaces
- Yard Depth 37m

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LOCATION

The property lies on Cannock Road which joins the city centre with Junction 1 of the M54 motorway. The building lies within the Park Lane industrial area. The unit is approximately 1.5 miles to the northeast of the city centre and 3 miles southwest of Junction 1 of the M54.

DESCRIPTION

The property comprises a built warehouse dating from the 1990's on a regular site with gatehouse to the front and 83 car parking spaces. It is constructed of steel portal frame with elevations of part brick part steel clad elevations under a profile clad roof. The eaves height is 6.4m and there are 9 loading doors - (dock level and level access) and an integral 2 storey office block. There is 360-degree access around the unit and 19 truck spaces to the Cannock Road frontage.

ACCOMMODATION

Name	Size
Warehouse	105,864 sq ft (9,834.77 sq m)
GF Office	5,340 sq ft (496.09 sq m)
FF Office	4,688 sq ft (435.52 sq m)
Total	115,892 sq ft (10,766.37 sq m)

TERMS

A new lease is available direct from the landlord.

RENT

POA

The successful tenant will be required to submit information to comply with Anti-Money Laundering Regulations.

SERVICES/SERVICE CHARGE

This property has gas, electric & water. Parties to make their own enquiries to ensure services are adequate for their operations.

RATEABLE VALUE

Current: £447,500
Rates Payable: £229,120
Rateable value: £447,500
Interested parties are advised to make their own enquiries with Wolverhampton Council.

EPC

The building has an EPC rating of C73

LEGAL COSTS

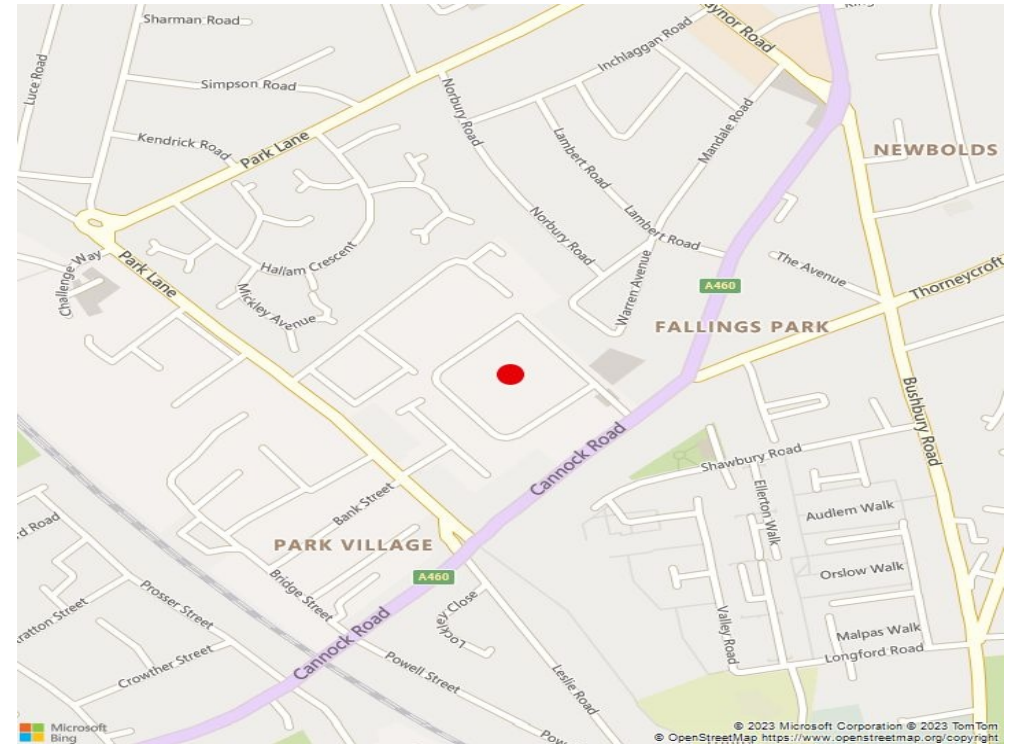
All legal costs to be borne by each party.

VAT

VAT will be payable.

VIEWING

Strictly by appointment with agents.



CONTACT

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