



Bay 3, Wombourne House, Heath Mill Road, Wombourne, West Mids, WV5 8BD

- Industrial Unit and Offices
- Approximately 11,034 sq ft (1,025.28 sq m)
- Minimum Eaves Height Approximately 6m
- Recently Refurbished
- 5 Tonne Overhead Travelling Crane
- EPC Rating D-78
- Secure Rear Yard 0.6 Acre (Available Separately)



Printcode: 20240312

Bay 3 Wombourne House

Heath Mill Road, Wombourne

LOCATION

Wombourne is located approximately 4 miles south west of Wolverhampton and 5 miles north west of Stourbridge respectively. The property is situated just off the B4176 in an established industrial area.

DESCRIPTION

The warehouse accommodation comprises a large bay with ancillary accommodation to include wc facilities, canteen and stores that has recently undergone refurbishment to include new insulated profile cladding to the walls, painted throughout to include the floors, new electric roller shutters doors and LED lighting. In addition, the unit has the benefit of a 5 tonne overhead travelling crane.

To the front of the premises is forecourt parking and to the rear is a gate and secure yard providing ample circulation space and further parking.

In addition to let is a further yard measuring approximately 0.6 acre with the benefit of water and electricity.

There are further individual offices within the main building available which have undergone recent refurbishment and provide a number of cellular offices. They benefit from suspended ceilings, recessed LED lighting, air conditioning and carpeted floors. There are the usual wc facilities and well appointed kitchen areas.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Warehouse	9,960	925.28
Ancillary	1,074	99.77
Total	11,034	1,025.28

RENT

£60,000 pax plus VAT - Warehouse.

£50,000 pax plus VAT - Yard.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2256/a0324/ELH

LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-78.

SERVICE CHARGE

We understand that a service charge will be levied for the maintenance and upkeep of common parts and areas and for the current year it is to be £0.30 per sq ft plus VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office or alternatively via our joint Agent, Michael Tromans & Co. Tel: 01902 425646 - James Swash.



Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk