



To Let

14,864.96 Sq. Ft

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

Construction:

- Steel portal frame construction.
- Brick and blockwork elevations.
- Pitched lined roofs/Insulated metal sheet roofs.
- Block elevations with steel profile cladding above.
- Intermittent translucent roof lights.
- Integral ground Showroom and first floor offices.
- Forecourt servicing and car parking.
- Additional estate communal car parking.
- Fully monitored CCTV.
- Security gates at estate entrance.

Distribution Centre
Trade Counter / Warehouse
TO LET 14,864.96 sqft

TO LET 14,864.96 sqft Bay 1

Executive House

Linthouse Lane

Wolverhampton, WV11 3DU

Description:

The property comprises ground floor trade counter leading
to the rear at the facilities, first floor office over mezzanine
floor storage. Gated yard, roller shutters partially remotely
controlled.

The property has been excessively renovated throughout and
freshly decorated.

Highlights:

- Refurbished.
- Shell condition.
- Capped off services.
- Available immediately.
- High footfall.
- High Street frontage.
- Service Yard Loading 6:00 – 21:00

KEY INFORMATION

Terms:

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent:

The rent details will be shared with interested parties via our representatives.

Rates:

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

Use:

Trade Counter / Warehouse / Distribution / Storage

EPC:

Awaiting EPC.



Contact:

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MONEY LAUNDERING:

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS:

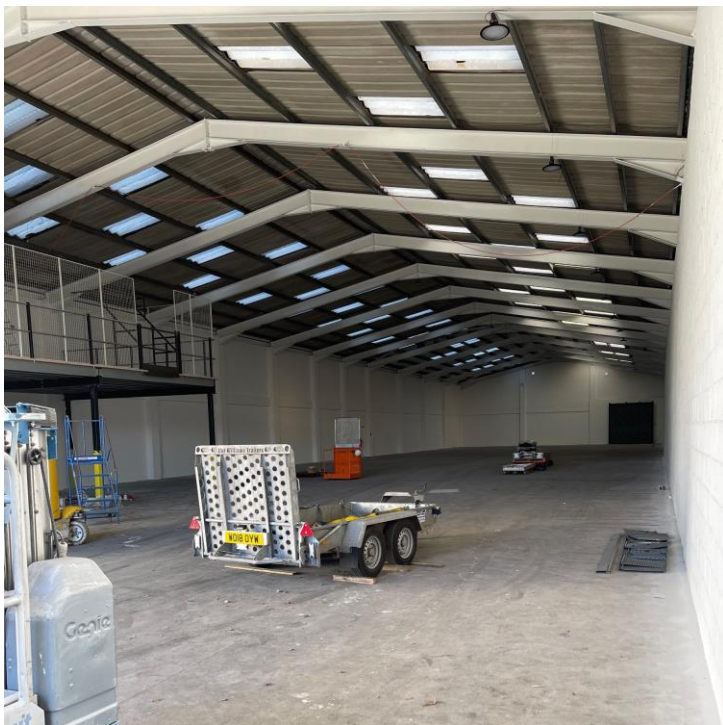
Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

We are advised that VAT is NOT applicable & payable in addition to the quoted rent.

SERVICE CHARGE:

The incoming tenant will be responsible for a service charge and will contribute towards the building insurance through a set premium.



01379 407407 (Help Desk)



info@mdllettings.com



01902 366 333 (Book Viewing)



MDL Lettings, WV11 3DU



07977 591 385 (Further Information)



www.mdllettings.com

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