



FOR SALE / TO LET

75,000 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.
- Can Split
- Rare Opportunity
- Viewing Highly Recommended
- A great investment opportunity, With a potential to generate an income of £ 350K PA

Rare Opportunity

To Acquire
A newly Refurbished 6 Units Estate

Executive House

(Bay 1, Bay 2, Bay 3, Showroom, Bay 4, Office Plot)
Linthouse Lane, Wednesfield WV11 3DU

Description:

The unit(s) are constructed with full height brick elevations with a lined roof incorporating roof lights above.

Access is by way of electrically operated roller shutter door(s) in the front elevation, Leading to the Trade Counters, showrooms & Offices

Eaves height is 6 m.

There is a mezzanine storage area providing additional first floor storage with wc and kitchen facilities below.

To the front of the unit there are 2 storey Trade Counters, Showroom & offices providing a variety of partitioned and open plan offices with LED lighting throughout.

Externally, there is a service yard and car park to the front providing 25+ parking spaces accessed off Linthouse Lane or Patrick Gregory Road.

EXECUTIVE SUMMARY

Units are available on a leasehold or freehold offering high quality buildings meeting rigorous design and environmental performance standards.

KEY INFORMATION

Tenure:

Freehold

VAT:

VAT will not be payable on the sale.

Price:

Upon Request

Rates:

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

Rates:

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



VIEWING:

Strictly by appointment through the sole agents.

Contact:

t: 07977 591385

T: 01902 366333

e: info@mdllettings.com

web: www.mdllettings.com