

Satellite Industrial Estate

Wednesfield WV11 3PQ

Warehouse | 6,469 ft²



Roller shutter door



Three phase electric



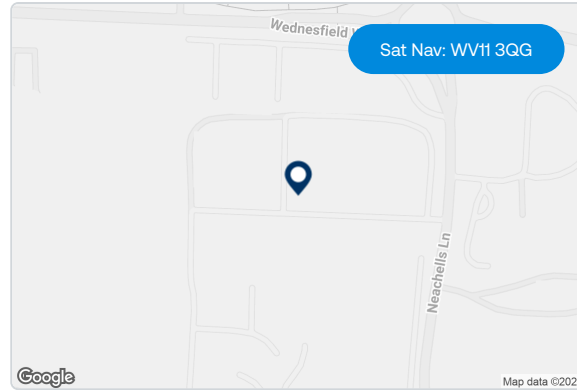
Forecourt car parking



Haunch height of 4.8m.

Available to Let





Description

The unit is an end of terrace single bay industrial unit of steel portal frame construction with brick infill and part brick and profile sheet cladding with a pitch lined roof incorporating translucent roof lights. The unit has recently been redecorated and benefits from forecourt car parking and roller shutter door access.

Internally the unit benefits from WC facilities, 3 phase electricity and a height to the underside of the haunch of 4.8m.

Location

The site benefits from immediate road frontage/entry off the main Neachells Lane, with direct access to the arterial Wednesfield Way, providing excellent access to Wolverhampton City Centre and motorway access to J10 M6.

Bentley Bridge Retail Park is within 500 yards of the site and home to several major retail operators, Sainsburys supermarket and leisure operators including Pure Gym and Cineworld.

Neachells Lane is otherwise well connected to the Wednesfield industrial area with anchor schemes including Planetary Industrial Estate, Pantheon Park and Revolution Park within close proximity.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	6,469	Immediately	4,720
Total		6,469		

Further information

EPC Rating
B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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