



Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE

TO LET

Yard

2 to 5 Acres Approx.

wellingtonindustrialestate.co.uk





Wellington
Industrial Estate

2 to 5 acre yard to let in an established location

The yard is surfaced with hardcore.
The estate benefits from 24/7 security
and CCTV and there is a Weighbridge
at the estate entrance.



Yard to let

2 to 5 Acres Approx.



Specification



**Surfaced with
Hardcore**



**Weighbridge
on Site**



**The Perimeter of
the Site is Bunded**



**Quick access to the
Birmingham New Road
and Junction 2 of the M5**



**CCTV and 24/7
manned security**



Lease Terms

The unit is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will incorporate a service charge to cover the manned security/CCTV and the repair and maintenance of all common areas etc.

Rent

Available upon application.

V.A.T.

£50,000 per acre exclusive of VAT, VAT payable at the prevailing rate.

Rates

Rateable Value: £30,000.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Wellington Industrial Estate is conveniently located off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. Wolverhampton and Birmingham city centres are within five and 10 miles respectively.



M5/J2
5 mins

M6/J10
14 mins

A41
18 mins

M54/J1
30 mins

M40/J3A
45 mins

For further information or to arrange a viewing please contact the sole joint agents.



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