

Wellington Industrial Estate

Bean Road, Coseley, WV14 9EE



Yard

2 to 5 Acres Approx.



HORTONS



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.

61



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 newlease on a full repairing and insuring basis for aterm to be agreed. The lease will incorporate aservice 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

M6/J10 A41

14 mins 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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