

TO LET

Industrial and Warehouse

Fordhouses Industrial Estate, Steel Drive, Wolverhampton, WV10 9XA

1,743 sq ft (162 sq m)



- Use Classes B1, B2 and B8
- Available on Competitive terms
- Close to Motorway M54

Fordhouses Industrial Estate, Wolverhampton

LOCATION

Fordhouses Industrial Estate is located to the north of Wolverhampton City Centre. The estate is accessed from Stafford Road, Bushbury Lane and Fordhouse Road which provides good access to the motorway network via the M54 at Junction 2.

DESCRIPTION

The Estate comprises of 49 units of three different sizes. Each unit has a yard area to the front with a roller shutter door and pedestrian door to the unit. Internally the units comprise a main area with partitioned toilets and in some cases an office area.

SCHEDULE OF ACCOMMODATION

Unit	Sq. M	Sq ft	Rent p.a	Rateable Value
10	162	1,743	£9,250	£7,800
11	162	1,743	£9,250	£1,300
12	162	1,743	£9,250	
31	162	1,743	£9,250	£7,800

TERMS

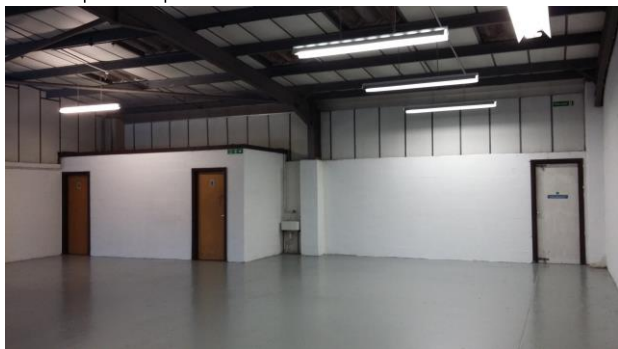
The units are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to Formal Client Approval.

SERVICE CHARGE

Payable towards the Landlords costs for maintenance of the common parts and building insurance.

ENERGY PERFORMANCE CERTIFICATE

Available upon request



COSTS

The incoming tenant is expected to contribute towards the Councils reasonable professional costs with a £250 application fee payable on agreement of terms and £550 paid on completion of the lease document.

VAT

All figures are quoted exclusive of VAT where applicable.

SERVICES

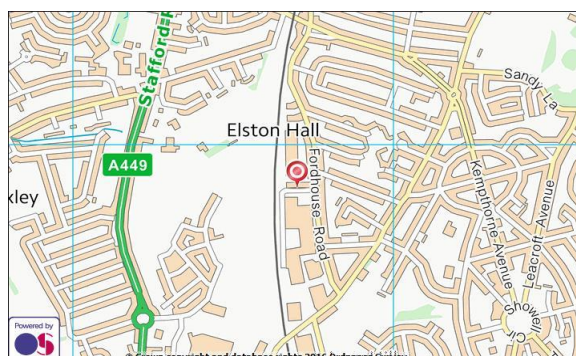
We understand that the property is connected to all mains services but we have not carried out any tests in this regard.

Note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition and suitability for their requirements.

BUSINESS RATES

The ingoing tenant will be liable for payment of business rates however small business rate relief may be applicable.

Uniform Business Rate (2019/20) 49.1p in £



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CITY OF
WOLVERHAMPTON
COUNCIL

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