

# **Unit 22** | 1,414 sq ft

### Modern Industrial Unit

The unit is located within a high quality, modern estate. It benefits from excellent access to Wolverhampton city centre and is ideally located for motorway networks and easy access to Wolverhampton train station.

The unit is suitable for a variety of business needs from light industrial use to an Ideal Trade Counter unit.

Lease Type

New



# ✓ Unit Summary

- Turning Circle
- 24 Hour Access
- Premimer Industrial Location
- Ideal Trade Counter Units
- Well Maintained Estate
- Car Parking

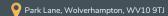
## **f** Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,700.00	£11.10
Rates	£5,040.00	£3.56
Maintenance Charge	£2,400.00	£1.70
Insurance	£282.80	£0.20
Total Cost	£23,422.80	£16.56

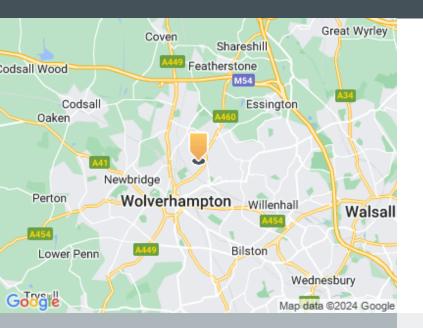
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog

# Unit 22 | Merryhills Enterprise Park







### Location

Merryhills Enterprise Park benefits from good access to one of the main arterial routes serving Wolverhampton and connecting to Junction 1 of the M54 Motorway about 4 miles to the north east.



#### Road

2 miles from the centre of Wolverhampton, connecting to Junction 1 of the M54 motorway  $\,$ 



#### Airport

Birmingham Airport is just over 30 miles away



2 miles from the centre of Wolverhampton, connecting to Junction 1 of the M54 motorway

### **Additional Information**

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	E (110)	



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### **Key Contact**



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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