

# Unit 7 & 8 | Merryhills **Enterprise** Park

Park Lane, Wolverhampton, WV10 9TJ

### Unit 7 & 8 | 7,389 sq ft

### Modern industrial unit

This high quality, modern unit benefits from excellent access to Wolverhampton citv centre and is ideally located for motorway networks and easy access to Wolverhampton train station.

This space can be taken as a single unit or units can be split to two c.3,500sqft units. Comprising WC facilities, electric roller shutter door, and dedicated car parking, the unit is suitable for a variety of business needs ranging from trade counter to manufacturing.







#### **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£55,100.00	£7.46
Rates	£20,160.00	£2.73
Maintenance Charge	£12,400.00	£1.68
Insurance	£1,477.80	£0.20
Total Cost	£89,137.80	£12.06

rates payable only. Confirmation of rates payable should be sought from the Valuation Office a.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for ful usiness Rates Relief. To find out if you qualify please ief or read our rates blog

For more info please visit: unit.info/UIP0101031

### +440 808 169 7554

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



Airport Birmingham Airport is just over 30 miles away

Rail  $2\ \text{miles}$  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	D (83)	

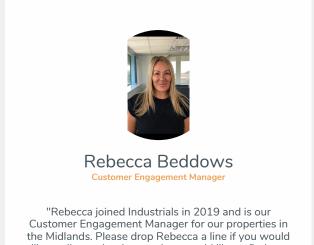


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### **Key Contact**



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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