

## TO LET

STORAGE UNIT / LIGHT INDUSTRIAL UNIT, NEAR THE PEDESTRIANISED SHOPPING AREA IN BILSTON TOWN CENTRE & BEHIND THE OUTDOOR MARKET AND BUS STATION



**8a WOOD STREET, WOLVERHAMPTON,  
WV14 0BQ**

- Light Industrial / Storage use
- Approx. 1,024ft<sup>2</sup> (95.13m<sup>2</sup>)
- Self-contained with W.C, Kitchenette & Office

## **LOCATION**

Wood Street is a busy walk-through between Bilston Town Centre, Bilston Outdoor Market and Bus Terminal, the Midland Metro "Bilston Central" Tram Station is a short distance.

## **DESCRIPTION**

The accommodation is broadly rectangular with an office, W.C and kitchenette to the right-hand side. The unit has a roller shutter door facing Wood Street. Lighting and small power is supplied.

## **ACCOMMODATION**

Ground Floor	1,024ft <sup>2</sup>	95.13m <sup>2</sup>
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## **RATING**

An application has been made to the VOA to have the premises rated.

## **TENURE**

The accommodation is available on a new lease subject to three yearly rent reviews on Full Repairing and Insuring Terms.

## **RENTAL**

Rental offers in excess of £12,000 per annum are invited.

## **VAT**

The property is not registered for VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

The premises EPC rating is C60 and is valid until 21<sup>st</sup> July 2033.

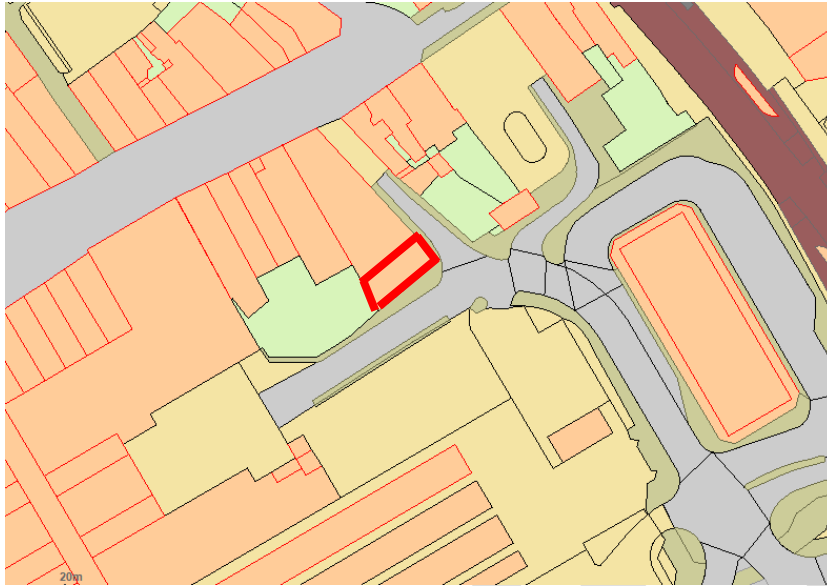
## **LEGAL COSTS**

Each party will be responsible for their own costs.

## **VIEWINGS**

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference NH/5178.

## LOCATION PLAN



DRAFT

First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

**www.firstcity.co.uk**

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