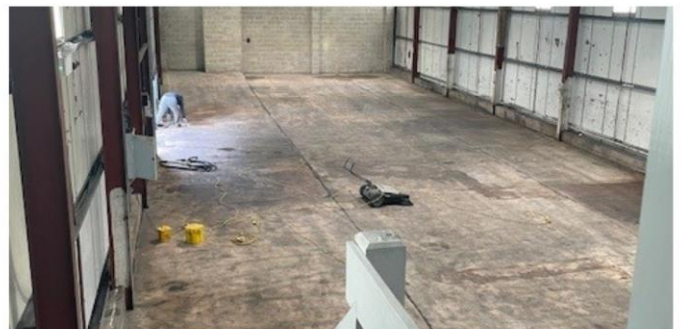


# TO LET

# TSR

TOWLER SHAW ROBERTS

## VERSATILE WAREHOUSE SITUATED ON POPULAR COMMERCIAL ESTATE



**UNIT 18 STAFFORD  
COURT  
STAFFORD ROAD  
WOLVERHAMPTON  
WV10 7EL**

- Industrial unit approximately 5,200 sqft (483 sqm)
- Situated on a well-established estate in close proximity to Junction 2 of the M54
- Versatile open plan space
- **Rent: £28,620 per annum exclusive**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

Situated in a well-established commercial area of Wolverhampton, Stafford Court lies within 0.25 miles of Junction 2 of the M54 (providing access to the wider Midlands Motorway Network), with Wolverhampton City Centre approximately 4.4 miles to the south, and the i54 Business Park 1.5 miles to the West.

Located on Stafford Road (A449) the estate is surrounded by national and international businesses of varying types such as Costa, Bookers Cash & Carry, UTC Aerospace Systems, and Premier Inn.

## Description

The property comprises of an open plan warehouse unit measuring approximately 5,200 sqft (483 sqm). Benefitting from an internally constructed two-storey office, with WC and kitchen facilities.

Parking is available on the site.

## Accommodation

	Sqft	Sqm
Warehouse	5,200	483

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The property is available on a new full repairing and insuring lease for a minimum term of 3 years.

## Rent

**£28,620** per annum exclusive.

## Business Rates

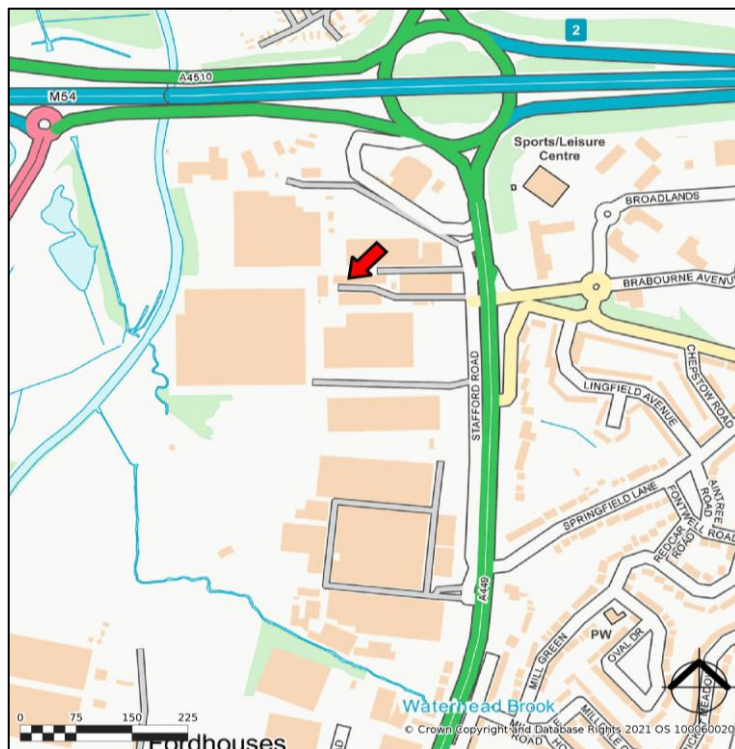
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Service Charge

A service charge is in operation on the estate of which the property forms part of. The tenant will make a fixed annual contribution of £500.00 + VAT.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.



For Reference purpose only

Scale: Not to Scale

## Local Authority

The property is located within Wolverhampton City Council.

## Legal Costs

The incoming tenant will be responsible for a contribution to the landlord's legal costs.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. The landlord has elected to charge VAT.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

July 2024

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
Tel: 01902 421216 Fax: 01902 426234

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."