

# UNITS 1-3

## SPRING LANE INDUSTRIAL ESTATE

WILLENHALL | WV12 4HL

**15,340 SQ FT**

(1,425 SQ M)

**TO LET/FOR SALE**





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### PROPERTY SUMMARY

The building is of modern steel portal frame construction and benefits from the following specification:

- 3.65 m Eaves
- 1 Level Access Loading Door
- 3 Phase Electricity
- Secure self contained yard and parking area
- High specification offices
- Established Industrial Location
- Internal and External CCTV
- High Spec ADT Alarm System installed

### FLOOR AREA

We have measured the premises in line with the RICS Code of Measuring Practice. We can confirm the GIA floor areas to be as follows:

Description	Areas (GIA)	
	Area Sq Ft	Area Sq M
Ground Floor Office	3,689	342.68
Warehouse Stores	586	54.4
Warehouse offices	1,414	131.37
Warehouse	9,651	896.59
<b>Total</b>	<b>15,340</b>	<b>1,425.04</b>
Mezzanine	661	61.43



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### TERMS

The premises is available to purchase or available to rent on new fully repairing and insuring lease terms for a term to be agreed.

### RENT / PRICE

Available upon application.

### SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

### EPC

The Energy Performance Certificate has a rating of D (77).

### RATEABLE VALUE

The Rateable Value for the premises is £70,500 (1 April 2023 to present) - The Rates Payable is £36,096. (approx)

### LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

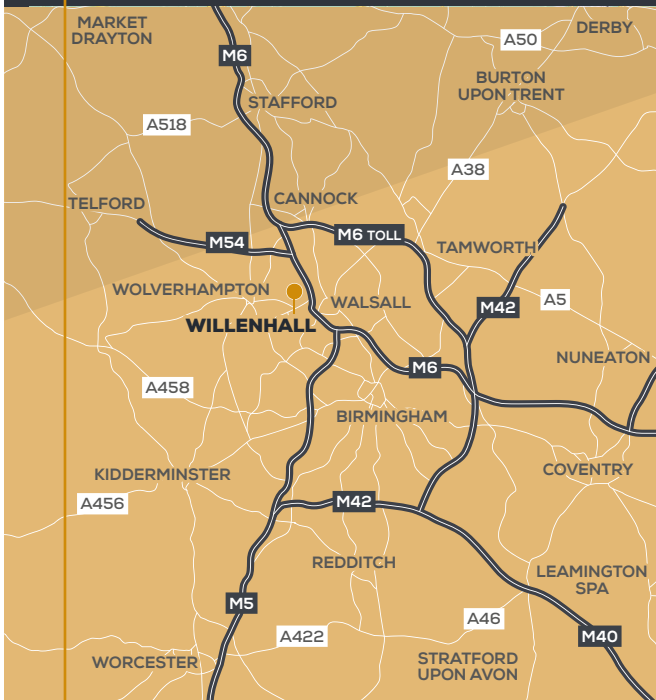
### VAT

VAT may be payable on any transaction at the prevailing rate.

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### CONTACT

For further information, or to arrange a viewing, please contact Knight Frank or Hexagon Commercial on the details below:

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### LOCATION

The property is located on Spring Lane within Spring Lane Industrial Estate in Willenhall, situated in an established industrial area located just less than a mile to Willenhall Town Centre. The property is situated 26 miles from Junction 10 of the M6 motorway.



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