



Unit 9, USAM Trading Estate, Wood Lane, Bushbury,

TO LET

INDUSTRIAL / WAREHOUSE

Size
7,201 sq ft (669 sq m)

Rent
£38,500 per annum exclusive - Year 1

Refurbished unit

New LED lighting

Car parking

Within 2 miles of J2 M54

Location

The estate is prominently located on Wood Lane, within half a mile of the A449 Stafford Road. Junction 2 of the M54 is within 2 miles.

Description

The unit is of brick/blockwork construction with profiled metal sheeted walls surmounted by a lattice framed "Belfast" style timber roof overlaid with profiled metal sheeting. Overhead mounted LED lighting. Access is via a 2 no. motorised roller shutter doors. Height to eaves 4.69m (15'5") approx.

An amenity block provides a kitchen and toilets with an open plan office at first floor level.

Car parking is available to the front and rear of the unit.

Please note the photo of the floor within these particulars is in respect of another unit on the estate which has recently been refurbished. The floor to Unit 9 will be finished to a similar standard.

Accommodation (Gross Internal Area)

7,201 sq.ft. (669.25 sq.m.) approx.

Services

All mains services are connected.

Rating Assessment

2017 Rateable Value: £14,750.

2023 Rateable Value: £23,000.

U.B.R. - 51.2p in the £ (2023/2024).

Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

Year 1 - £38,500 per annum exclusive.

Years 2 to 5 - £47,000 per annum exclusive.

The concessionary year 1 rent is based on the understanding both parties enter into a new 5 year lease.

V.A.T.

V.A.T. may be levied on the rent etc.

Fixtures and Fittings

All usual fixture and fittings are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - C.

Viewing

Strictly via the Sole Agents, Sellers.

01384 456789

Matthew Pearcey - 07764 269803

Additional Images

