



CHARTERED SURVEYORS

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Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



45/48 Wellington Industrial Estate, Bean Road, Coseley WV14

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
17,112 sq ft (1,590 sq m)

**Rent**  
£107,000 per annum exclusive

Newly refurbished unit

SWL 5,000kg crane

8.4m (27'7") to eaves approx.

C.C.T.V. and 24/7 manned security

2 No. roller shutter doors

## Location

The estate is located just off the A4123 Birmingham New Road within 5 miles of Junction 2 M5. Wolverhampton and Birmingham City Centres are within 5 and 10 miles respectively.

## Description

The unit is of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by a pitched, metal profiled sheeted roof incorporating filon lighting panels. Height to eaves 8.4m (27'7") approx. Access is via two roller shutter doors. A single storey amenity block incorporating offices and toilets is included.

## Accommodation (Gross Internal Area) approx.

17,112 sq.ft (1,590.33 sq.m)

## Cranage

The unit includes an SWL 5,000kg crane.

Height to underside of crane 6.6m (21'8") approx.

Please note the Landlords/Agents have not tested the crane etc.

## Lease Terms

The unit is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

The lease will incorporate a service charge to cover manned security/C.C.T.V. and the repair/maintenance of all common areas etc.

## Rent

£107,000 per annum exclusive.

## V.A.T.

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

## Rating Assessment

Rareable Value - £45,500.

U.B.R. - 51.2p in the £ (2023/24).

## Services

All mains services are connected. Electricity is purchased from the Estate.

## Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their Solicitor or Surveyor.

## Energy Performance Certificate

EPC rating -

## Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789  
Matthew Pearcey - 07764 269803  
Email: matthewpearcey@sellers-surveyors.co.uk

and

Bulleys - 0121 544 2121

Lewis Giles - lewis.giles@bulleys.co.uk  
Max Shelley - max.shelley@bulleys.co.uk

## Additional Images



# Location Map

