



PROCESS WORKS, STAFFORD STREET, WOLVERHAMPTON,
WV1 1ND

TO LET

PROMINENT TRADE COUNTER
UNIT

SIZE

5,065 SQ FT (470.6 SQ M)

TO LET

£40,000 PAX

Prominent trade counter unit fronting
Stafford Street

Recently undergone refurbishment

Large front yard area

Location

Prominent trade counter unit fronting Stafford Street, Wolverhampton. Accessed via Stafford Street, Wolverhampton City Centre lies c.05 miles to the south of the property.

The surrounding area has a number of national occupiers including Iceland, Home Bargains & JD Gyms.

Description

The premises offers a modern trade counter / showroom unit in a prominent roadside location. The unit has been extensively refurbished.

The property benefits from a single roller shutter door on the front yard area.

The building benefits from a concrete floor internally, W/Cs and director's office.

Accommodation

Warehouse	5,065 sq ft (GIA)
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Terms

To Let - £40,000 per annum exclusive.

Rating Assessment

RV:	£11,000
U.B.R:	49.9P in the £ (2021/2021)

Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

V.A.T.

V.A.T. is applicable to the rent.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

Pending.

Please contact the agent for further details.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

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