

Industrial

UNIT 17 | MERRYHILLS ENTERPRISE PARK

Park Lane, Wolverhampton, WV10 9TJ

UNIT 17 | 1,034 SQ FT

Industrial Unit

An opportunity has arisen to let on the popular Merryhills Enterprise Park. The unit is located within a high quality, secure and modern estate only a short drive away from Wolverhampton City Centre. It is ideally located for motorway networks and easy access to Wolverhampton train and bus station. The unit is suitable for a variety of business needs from light industrial use and would be ideal for use as a Trade Counter.

Lease Type

New



Unit Summary

- ☒ 3 Phase Power
- ☒ Roller Shutter Door
- ☒ Turning Circle
- ☒ Secure Estate
- ☒ Car Parking
- ☒ WC facilities

[View Virtual Tour](#)

Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|------------|-----------|
| Rent | £12,700.00 | £12.28 |
| Rates | £3,931.20 | £3.80 |
| Maintenance Charge | £1,892.22 | £1.83 |
| Insurance | £206.80 | £0.20 |
| Total Cost | £18,730.22 | £18.11 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

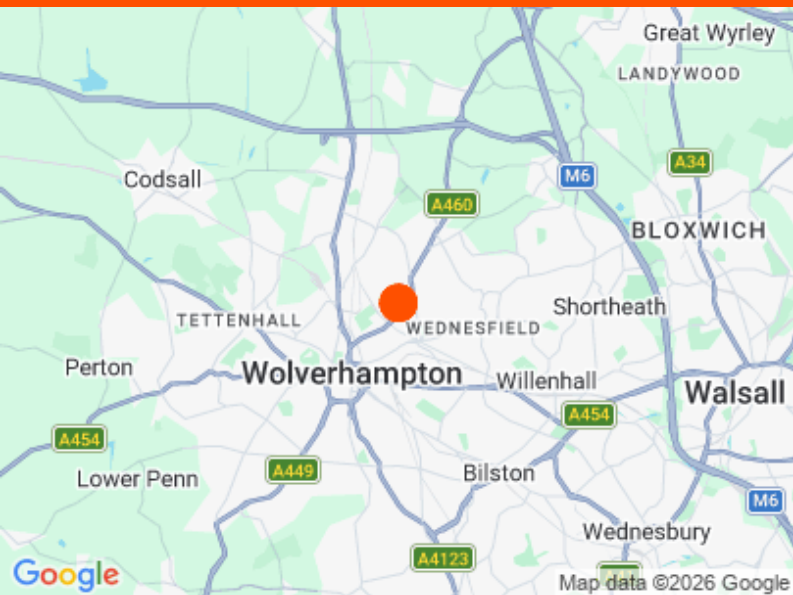
 For more info please visit: unit.info/UIP0101035

+44(0) 808 169 7554

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Location

Merryhills Enterprise Park benefits from good access to one of the main arterial routes serving Wolverhampton and connecting to Junction 1 of the M54 Motorway about 4 miles to the north east.



Road
M54: 3 miles



Airport
Birmingham: 18 miles



Rail
Wolverhampton: 1.5 miles

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (61) |

Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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