/INDURENT

Office

UNIT 5B | MERRYHILLS ENTERPRISE PARK

Park Lane, Wolverhampton, WV10 9TJ

UNIT 5B | 1,360 SQ FT

Modern industrial unit with office space available now

The unit is located within a high quality, modern estate. It benefits from excellent access to Wolverhampton city centre and is ideally located for motorway networks and easy access to Wolverhampton train station.
The space benefits from an office with WC facilities, kitchen facilities and an ADT alarm.
The unit is suitable for a variety of business needs ranging from traditional office space to light industrial use.

Lease Type	New

Unit Summary

- Car Parking
- Flexible Space
- Roof Lights
- Ideal Trade Counter Units
- Well Maintained Estate
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,200.00	£9.71
Rates	£6,156.41	£4.53
Maintenance Charge	£9,710.40	£7.14
Insurance	£272.00	£0.20
Total Cost	£29,338.81	£21.57

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/UIP0101026

+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	B (47)

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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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