

PRELIMINARY DETAILS



TO LET Warehouse/Industrial Units
14,739 - 45,239 sq.ft (1,369 - 4,203 sq.m)

Units 16-18 The Dunstall Hill Estate, Wolverhampton **WV6 0PJ**

- CCTV estate security & barrier controlled entrance
- Excellent access to the M54, M6, M6 Toll Road and the national motorway network
- Approximately 1 mile to Wolverhampton City Centre

LCP

01384 400123
www.lcpproperties.co.uk

DESCRIPTION

- Portal frame construction
- Eaves height of approximately 20'11"ft (6.4m)
- Electric roller shutter door per unit approximately 18'2" (5.5m) wide by 14'8" (4.5m) high
- Low bay lighting and gas heaters

Ground floor and first floor offices:

- Carpet
- CAT II lighting
- Heating system



Images are indicative only and represent the condition of the units prior to previous tenants occupation

AREAS (Approx. Gross Internal and subject to re-measurement)

Unit 16

TOTAL	14,739 sq.ft	1,369 sq.m
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Includes offices/ancillary areas of	1,186 sq.ft	110 sq.m
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Units 17-18

TOTAL	30,500 sq.ft	2,834 sq.m
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Includes offices/ancillary areas of	2,001 sq.ft	186 sq.m
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LOCATION - WV6 0PJ

The Dunstall Hill Estate is accessed off Gorsebrook Road, close to the entrance of Dunstall Hill Racecourse. The main A449 Wolverhampton to Stafford Road is approximately 250 yards distant providing dual carriageway access to Wolverhampton City Centre approximately 1 mile to the South and Junction 2 of the M54 motorway some 2.5 miles to the North.

In turn the M54 provides access to the M6 and wider National Motorway network surrounding the West Midlands conurbation, which has been further enhanced with the opening of the new M6 Toll road approximately 6 miles distant.

RENT & RATES

Available on application.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises, the premiums to be recovered from the tenant.

PLANNING

The building has an existing B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

LEGAL COSTS

The tenant is responsible for all legal costs in connection with the lease.

APPROXIMATE TRAVEL TIMES

M54 Junction 2	8 minutes
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M6 Junction 12	15 minutes
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Wolverhampton City Centre	3 minutes
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