



Compound r/o Wombourne House, Heath Mill Road, Wombourne, West Mids, WV5 8BD

- Approx 0.6 Acre (0.243 Ha)
- May Split to 0.3 Acre (0.121 ha) Yards
- Flexible Lease Terms
- To be Fenced and Gated
- Situated in an Established Industrial Location
- Electricity and Water Supplies



Printcode: 20240216

Compound r/o Wombourne House Heath Mill Road, Wombourne

LOCATION

Wombourne is located approximately 4 miles south west of Wolverhampton and 5 miles north west of Stourbridge respectively. The property is situated just off the B4176 in an established industrial area.

DESCRIPTION

The compound, which is located immediately to the rear of Wombourne House, is accessed via a surfaced roadway and is secured by a pair of green metal palisade gates positioned at the front of the site immediately adjacent to the two storey office block.

The yard is regular in shape with a hardcore base finish and a metal palisade boundary fence.

ACCOMMODATION

All measurements are approximate:

Yard - **0.6 acre (0.243 ha)**

RENT

£50,000 pax plus VAT

VAT

VAT will be charged on the above figures at the prevailing rate.

LEASE

A new full repairing and insuring lease for a term to be agreed and to be outside the security provisions of the Landlord and Tenant Act 1954 Part II.

TERMS

Full repairing and insuring basis.



PROPERTY REFERENCE

CA/BP/2256/a0224/ELH

LOCAL AUTHORITY

South Staffordshire Council Tel: 01902 696000.

RATEABLE VALUE

To be assessed.

RATES PAYABLE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate not applicable.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office or alternatively via our joint Agent, Michael Tromans & Co. Tel: 01902 425646 - James Swash.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk