

# To let

## Space for business

INDUSTRIAL/WAREHOUSE SPACE WITH OFFICE,  
CAR PARKING AND CONCRETE SECURE YARD

5,900 sq ft (550 sq m) – 54,000 sq ft (5,030 sq m)



## Unit 2-7, Monmore Park Industrial Estate

Etingshall Road, Wolverhampton  
WV2 2LQ



**0121 228 0000**  
**pallmallestates.co.uk**

High value, low cost, flexible business space to let throughout the UK



## Description

Monmore Park Industrial Estate comprises 6 Industrial Units arranged in two terraces around a substantial enclosed common yard area. The estate is located off Ettingshall Road and next to the Birmingham Canal and 2 miles south of central Wolverhampton. All units benefit from an eaves high of 20ft (6.1m), at least one electric roller shutter door measuring: 14ft high (4.2m) x 15ft wide (4.6m), office space, welfare facilities and florescent strip lighting.

## Approximate Driving Distances

Wolverhampton Station	2.2 miles
M6 (J10)	4.6 miles
M54 (J2)	5.2 miles
Birmingham New Street Station	17 miles
Birmingham Airport	21 miles

## Unit Sizes

	Sq ft	Sq m
Unit 2	12,000	1,120
Unit 3	12,000	1,120
Unit 4	5,900	550
Unit 5	12,000	1,120
Unit 6	5,900	550
Unit 7 - Let	6,200	570
<b>Total</b>	<b>54,000</b>	<b>5,030</b>

## Features

- Eaves height: 20 ft (6.1m)
- Roller shutters: 14ft high (4.2m) x 15ft wide (4.6m)
- Florescent strip lighting
- Secured concrete yard space
- Central Wolverhampton 2 miles
- M6 J10, 4.6miles

## Lease Terms

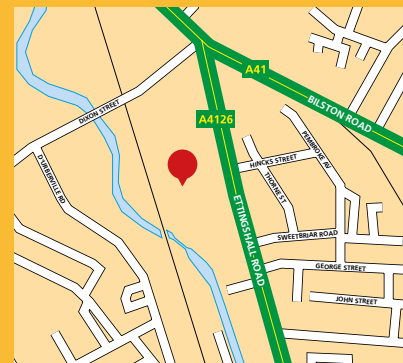
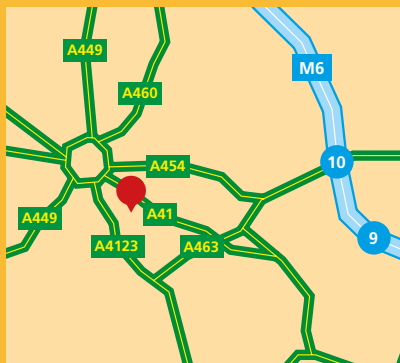
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.



## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.