

INDUSTRIAL/
WAREHOUSE
SPACE
TO LET

UNIT 2-7,
MONMORE PARK
INDUSTRIAL ESTATE



ADDRESS AND SIZE

Unit 2-7, Monmore Park Industrial Estate, Etingshall Road, Wolverhampton WV2 2LQ

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

SUMMARY

Industrial/warehouse space with office, car parking and concrete secure yard.

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

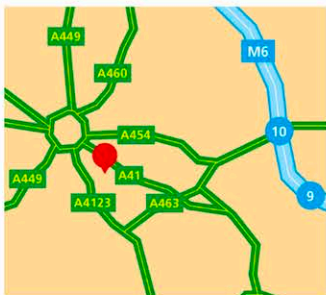
GET IN TOUCH

☎ 0121 228 0000

🌐 pallmallestates.co.uk



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



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout 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.



HIGH VALUE



LOW COST



FLEXIBLE



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 common yard area. All units benefit from an eaves height of 20ft (6.1m), at least one electric roller shutter door measuring 14ft high x 15ft wide (4.2m x 4.6m). Units also have office space, welfare facilities and fluorescent strip lighting.

LOCATION

The estate is located off Ettingshall Road, next to the Birmingham Canal and 2 miles south of central Wolverhampton. Wolverhampton Station is 2.2 miles away, Birmingham New Street station is 17 miles away and Birmingham Airport is 21 miles away. The estate is just 4.6 miles from the M6, and 5.2 miles from the M54. A very well connected space!

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	6,200	570
Total	54,000	5,030

FEATURES

- Eaves height: 20 ft (6.1m)
- Roller shutters: 14ft high (4.2m) x15ft wide (4.6m)
- Florescent strip lighting
- Secured concrete yard space
- Central Wolverhampton 2 miles
- M6 J10, 4.6miles

LEASE TERM

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.

TERMS & CONDITIONS

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 permissions 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.