

# WAREHOUSE PREMISES - TO LET

Unit 1

Salisbury Street

Wolverhampton

WV3 0BG

12,330 sq ft (1,154.46 sq m)

///incomes.door.fever



The property is located just off St Andrews Ring Road allowing for great transport connectivity. Wolverhampton Bus and Train station are both only 1.3 miles away whilst Junction 2 of the M54 sits only 4.6 miles north and Junction 10 of the M6 sits 6.3 miles east.

Nearby occupiers include Sainsburys, The Gym Club, Mercedes-Benz, McDonalds, Regus, City Electrical Factors (CEF) and Black Country Paints.

The property is suitable for a variety of uses, subject to planning.

The building is available at a rent of £70,000 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance.

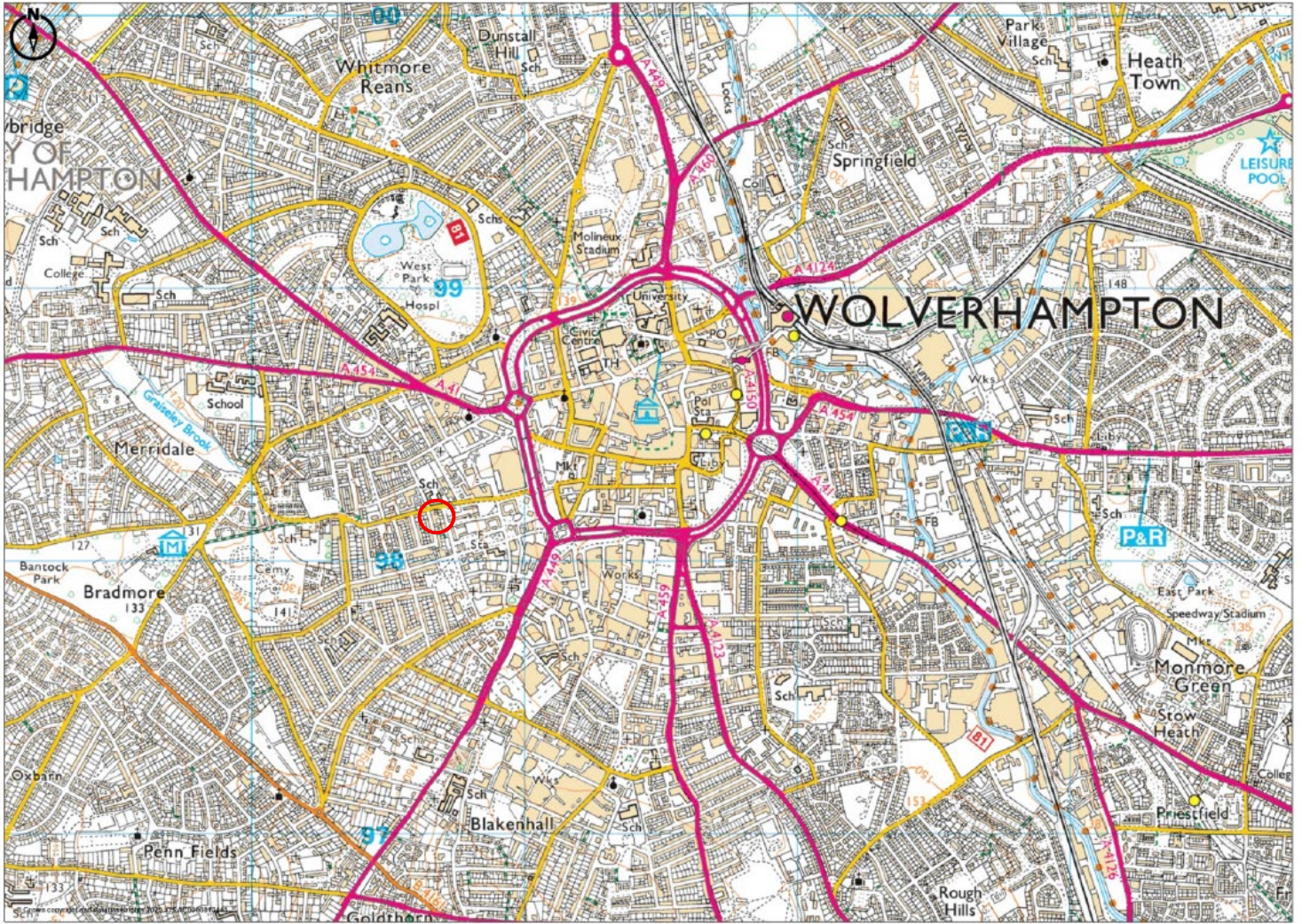
## Key information:

- Palisade surround Fencing
- Generous Allocated Parking
- Open Plan Space
- Concrete First Floor Mezzanine
- Prominent Position
- EPC B-29

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Details created 12/25.  
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