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COMMERCIAL

### Unit 3, John Harper Street, Willenhall, WV13 1RE

A 1,448sqft light industrial unit with a modern exterior and office-equipped interior.

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,448 sq ft / 134.52 sq m
<b>Rent</b>	£11,000 per annum
<b>Rateable Value</b>	£7,800
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- 1,448sqft
- Mezzanine office
- Open plan
- Close proximity to both Wolverhampton and Birmingham City Centre
- Modern unit
- Roller shutter access
- Access to M6

# Unit 3, John Harper Street, Willenhall, WV13 1RE

## DESCRIPTION

Unit 3, John Harper Street is a 1,448sqft light industrial unit comprised of single storey elevations built of plastisol corrugated cladding surmounted by a pitched tiled roof and equipped with roller shutter access on the frontage of the unit.

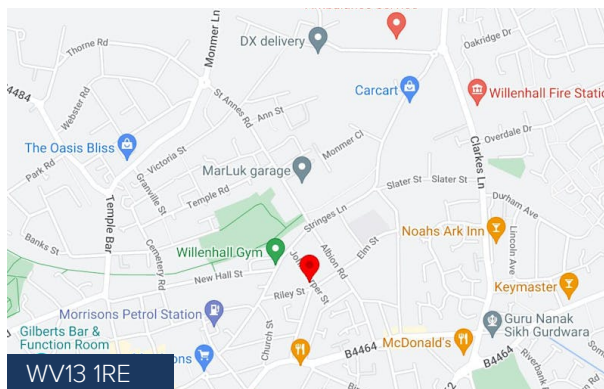
## LOCATION

Located less than half a mile from Willenhall Town Centre and benefitting from a 2 minute drive to the Black Country Route, Unit 3, John Harper Street is a small light industrial unit with proximity to J10 of the M6. Situated on a dense population of 1.26 million residents within a 10 mile radius, the property is set within an estate of roughly 12 modern units.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 3	1,448	134.52	Available
<b>Total</b>	<b>1,448</b>	<b>134.52</b>	



## Viewing & Further Information

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