

BULLEYS

CHARTERED SURVEYORS

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THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE
UNIT

12,489 sq ft
(1,160 sq m)

📍 SHROPSHIRE HOUSE, HEATH MILL ROAD, WOMBOURNE WV5 8AP



Three adjoining bays and offices.

4 ton crane to part.

Surfaced Yard of 0.4 Acres
(0.16 Hectares).

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LOCATION

The premises are situated to the rear of Heath Mill Road. Wolverhampton City Centre is within 5 miles and the Motorway Network is accessible via Junction 2 of the M54 at Featherstone, Wolverhampton.

DESCRIPTION

The refurbished premises comprise three adjoining bays, two storey offices and a Yard.

The bays are of steel framed construction with brick/blockwork and metal profiled sheeted walls surmounted by three pitched, metal sheeted roofs incorporating filon lighting panels. Height to underside of haunch/eaves between 3.67m (12') - 6.5m (21' 4") approx. Bay 2 includes a 4 ton crane. Access is via five roller shutter doors.

The two storey offices comprise a range of private and open plan style rooms. The accommodation benefits from carpeting, suspended ceilings and UPVC double glazed windows. The yard is concrete surfaced. Car parking is available to the front of the building.

ACCOMMODATION

The property provides the following approximate Gross Internal Area floor area;

	sq.ft	sq.m
Bay 1	2,793	259.57
Bay 2	4,826	448.49
Bay 3	2,698	250.72
Offices	2,172	201.89
Total	12,489	1,160.67

Yard 0.4 Acres (0.16 Hectares) approx.

SERVICES

All mains services are connected.

The offices are centrally heated. The workshops include 2 No. gas fired space heaters.

The services are sub-metered. Note - The Landlord/ Agents have not tested the services/heating systems.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £31,250

Interested parties should confirm their specific rates liability with Birmingham City Council.

LEASE TERMS

Available with the benefit of a new full repairing and insuring lease for a term to be agreed.

RENTAL

£85,000 per annum exclusive.

VAT

V.A.T. will be levied on the rent etc.

FIXTURES and FITTINGS

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

EPC

An EPC has been commissioned and has been awarded a Grade D.

WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/shropshirehouse

VIEWING

Strictly by prior appointment with Bulleys at their Oldbury office on 0121 544 2121 or joint agent Harris Lamb.

Details prepared 08/22.

