



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE**

**WAREHOUSE/INDUSTRIAL  
PREMISES**

**23,211 sq ft  
(2,156 sq m)**



**OLD HEATH ROAD, WOLVERHAMPTON, WV1 2SS**



◆ Substantial detached premises currently subdivided offering flexible occupation.

◆ Low site density with large parking and servicing area.

◆ Well located for access to Wolverhampton City Centre, the M6 and wider West Midlands motorway network.

**VIEW MORE AT [BULLEYS.CO.UK](http://BULLEYS.CO.UK)**

## LOCATION

The premises are located at the junction of Old Heath Road and Brickheath Road which connects with the main Willenhall Road (A454) to the south and Wednesfield Bypass (A4124) to the north via Deans Road. Wolverhampton City Centre is approximately 1½ miles and the M6 motorway (J10) approximately 4½ miles distant via the Willenhall Road and Black Country Route dual carriageway. The M6 links with the wider West Midlands motorway network of the M5, M54, M42 and M1 motorways.

## DESCRIPTION

The detached property is of a steel portal frame construction with brickwork elevations under a pitched lined roof incorporating roof lights. LED lighting and gas warm air blower units (not tested) as fitted. Enclosed flat roof vehicular servicing entrance with roller shutter door approximately 23'9" wide by 12'6" high (7.25m x 3.8m). The main warehouse/production area has a minimum eaves height of approximately 15' (4.6m) with intersection of walls and roof approx. 17'9" (5.4m) and height to apex approx. 20'4" (6.2m).

Two storey offices are located at the front of the premises comprising trade counter, private offices and ancillary facilities on the ground floor with boardroom, training room, private offices, canteen and ancillary facilities on the first floor.

A separate access is afforded to the self contained section of the building at the rear being of the same construction with a further flat roofed enclosed loading area and roller shutter door 23'9" wide by 12'6" high (7.25m x 3.8m) and office and ancillary facilities towards the front. A further roller shutter door is located at the rear of the unit approx. 10'10" wide by 10' high (3.31m x 3.04m).

Pedestrian access doors plus ground and first floor offices benefit from external security shutters.

## ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Main warehouse/production	10,337	960
Two storey offices and ancillary	3,828	356
Concrete mezzanine with office and storage	1,578	147
<b>Total</b>	<b>15,743</b>	<b>1,463</b>
Separate warehouse/production	6,841	636
Office and ancillary	627	58
<b>Total</b>	<b>7,468</b>	<b>694</b>

## OUTSIDE

Forecourt concrete servicing area plus extensive tarmacadam car parking to the side and front of the premises. Vehicle access afforded to a concrete serviced yard area at the rear.

## SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available however interested parties are advised to check the position with their advisors/contractors.

## PURCHASE PRICE

£1.8 million (Subject to Contract)

We are advised that the property is freehold. Interested parties are advised to check this position with their advisors/contractors

## VAT

We are advised that VAT will not be charged on the sale. Solicitors to confirm as part of the conveyance.

## EPC

C-58.

## PLANNING

Interested parties are advised to make their own enquiries with the City of Wolverhampton Council on 01902 551155.

## RATES

We are verbally advised by the City of Wolverhampton Council that the current assessment is as follows:

Rateable Value: £67,000.00  
Rates Payable: £34,304.00 (2023/24)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 551166.

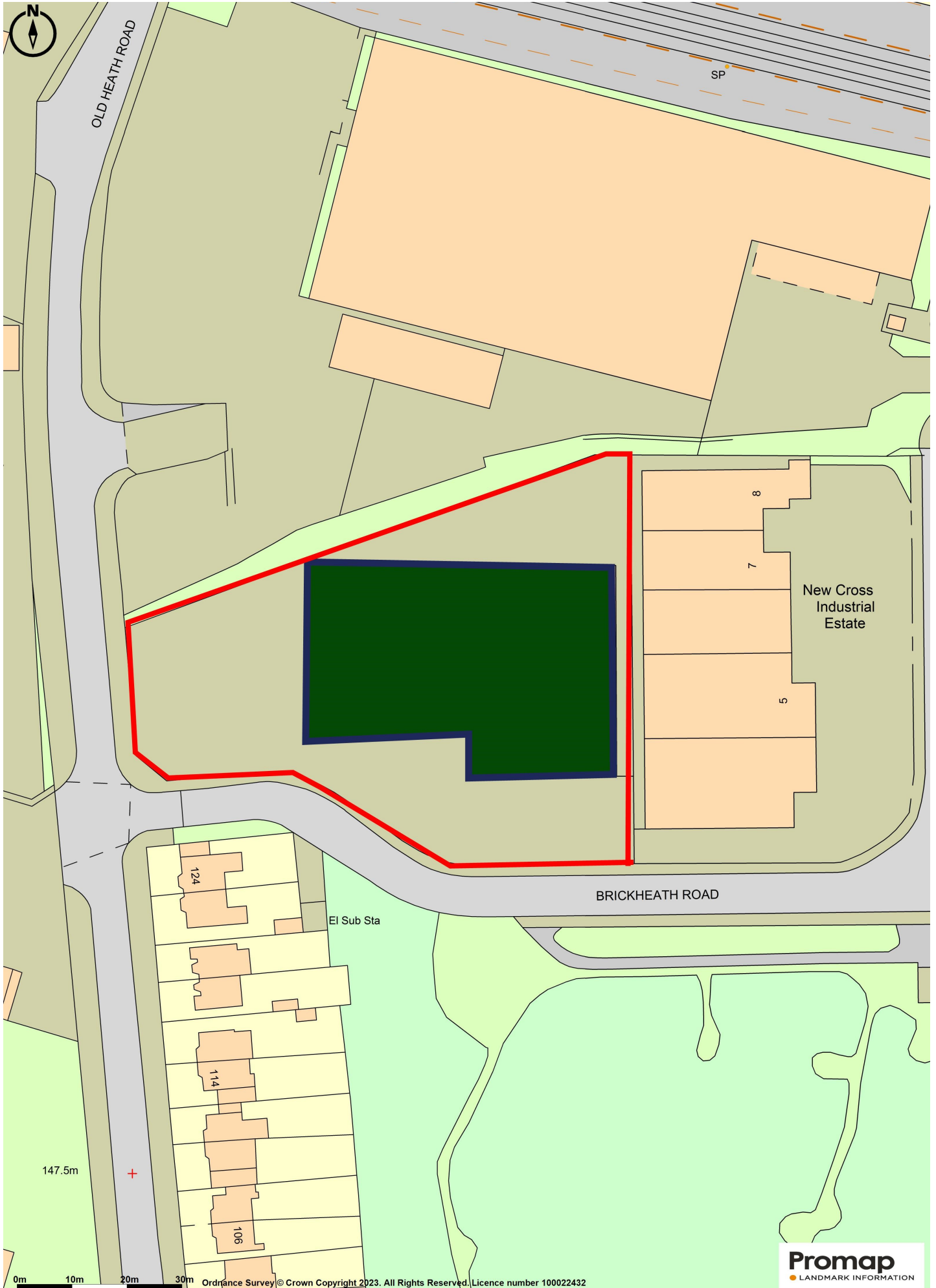
## WEBSITE

Photography and further information is available at [bulleys.co.uk/oldheathrd](http://bulleys.co.uk/oldheathrd)

## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

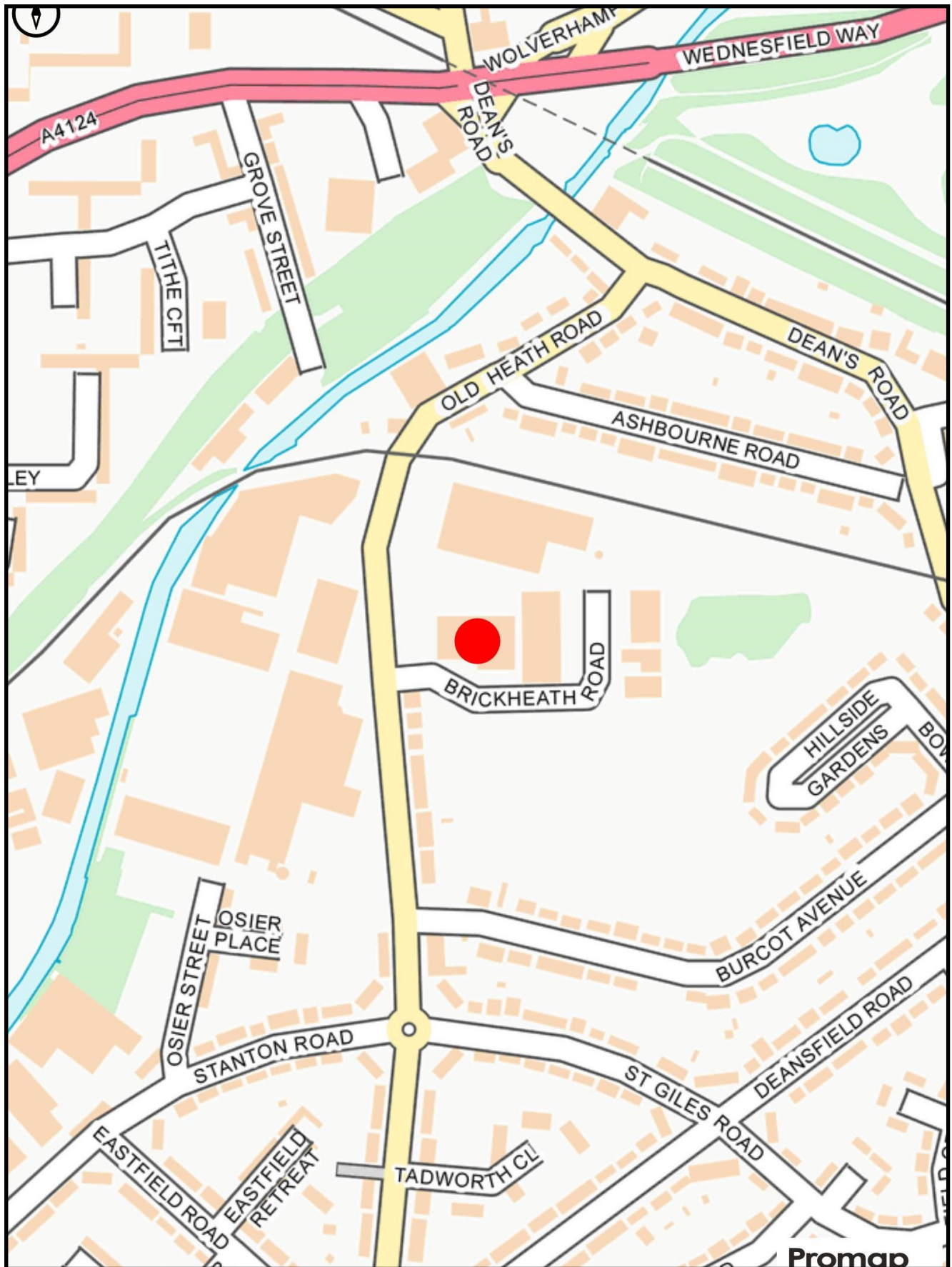
Details prepared 06/23



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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#### IMPORTANT NOTICE

Bulleys for themselves 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 lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.