



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**PROMINENT INDUSTRIAL
PREMISES**

**10,564 sq ft
(981.80 sq m)**



**MILLFIELDS ROAD, ETTINGSHALL, WOLVERHAMPTON,
WV4 6JQ**



- ◆ Prominent location on the busy Millfields Road.
- ◆ Self contained offices.
- ◆ Secure yard.
- ◆ Two loading doors.
- ◆ Height to eaves approximately 4.85m

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LOCATION

The premises are situated on the busy A4039 Millfields Road which leads directly to the A463 Black Country Route. It is approximately 3 miles to the east of Junction 10 of the M6 motorway with Wolverhampton City Centre being approximately 3.5 miles north west.

DESCRIPTION

The property is a purpose built industrial premises comprising of 3 bays of industrial space with self contained offices to the front of the middle bay. There is a secure yard at the front which provides loading and pedestrian car parking. The industrial accommodation is of brick construction under a profile sheet roof and benefits from 2 shutter doors, one of which is concertina folding, the other is an electric roller shutter door.

The office building is of brick construction under a flat roof and benefits from security shutters, Category 2 lighting and air conditioning. The industrial bays have truss roofs with clear working heights of approximately 4.85m.

The building benefits from male and female WCs, CCTV and is fully alarmed.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit	10,564	981.80

SERVICES

Interested parties are advised to check the position with their advisors and contractors.

ASKING PRICE

Price on application.

SERVICE CHARGE

None applicable.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton City Council on 01902 556026.

RATES

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

Rateable Value: £54,500.00
Rates Payable: £27,904.00 (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.

VAT

All figures are quoted exclusive of VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

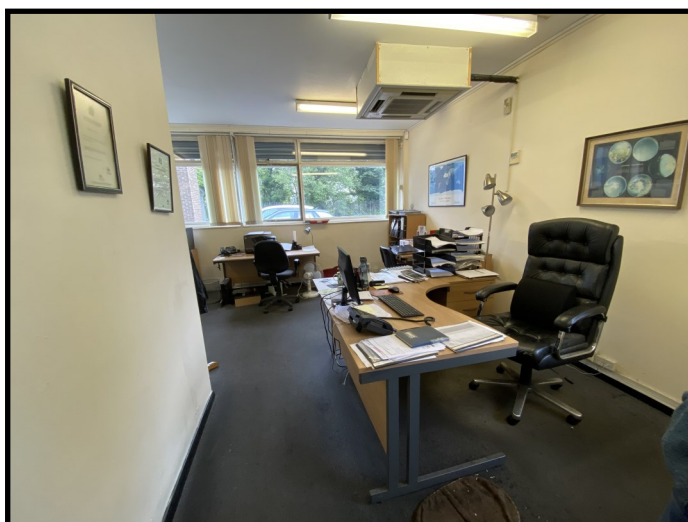
WEBSITE

Photography and further information is available at bulleys.co.uk/millfields

VIEWING

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

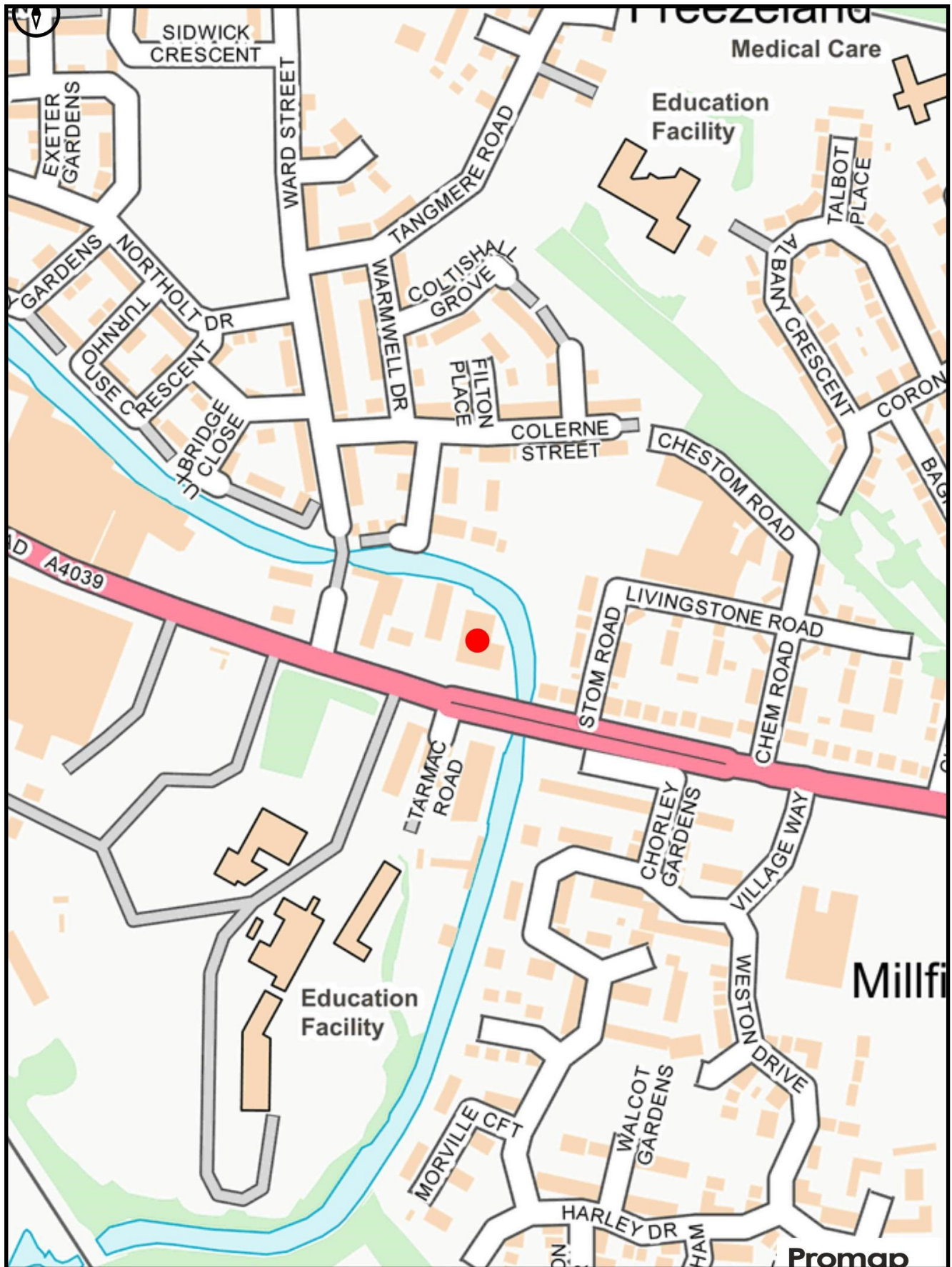
Details prepared 09/23





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

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