

THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

9,993 sq ft (928.80 sq m)



UNITS 4 & 5 NEW CROSS INDUSTRIAL ESTATE, OFF BRICKHEATH ROAD, HEATH TOWN, WOLVERHAMPTON, WV1 2RZ



- ♦ Height to eaves of 2.7m.
- ♦ Height to the apex of 6.9m
- ♦ Large yard/parking area.

LOCATION

The premises are located on Brickheath Road which connects to the Old Heath Road and onto the main Willenhall Road A454 to the south and Wednesfield Bypass A4124 to the north via Deans Road.

Wolverhampton City Centre is approximately $1\frac{1}{2}$ miles and the M6 Junction 10 approximately $4\frac{1}{2}$ miles distant via the Willenhall Road and the Black Country Route dual carriageway. The M6 links the wider West Midlands motorway network of the M5, M54, M42 and M1 motorways.

DESCRIPTION

The units comprise of steel portal framed industrial buildings with brick elevations under asbestos clad roofs with painted concrete floors beneath. The units are end and mid terrace units with roller shutter door access both to the front of the unit and on one gable end.

To the front of each unit is a large tarmacked unloading and parking area.

Internally each unit has a single storey office, kitchenette and WCs.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 4	5,029	467.42
Unit 5	4,964	461.38
Total	9,993	928.80

SERVICES

We understand 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

An asking price of £750,000 (Subject to Contract).

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

VAT

VAT may be applicable at the prevailing rate.

PLANNING

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

RATES

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

Rateable Value: £33,250.00

Rates Payable: £16,591.75 (2023/24)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

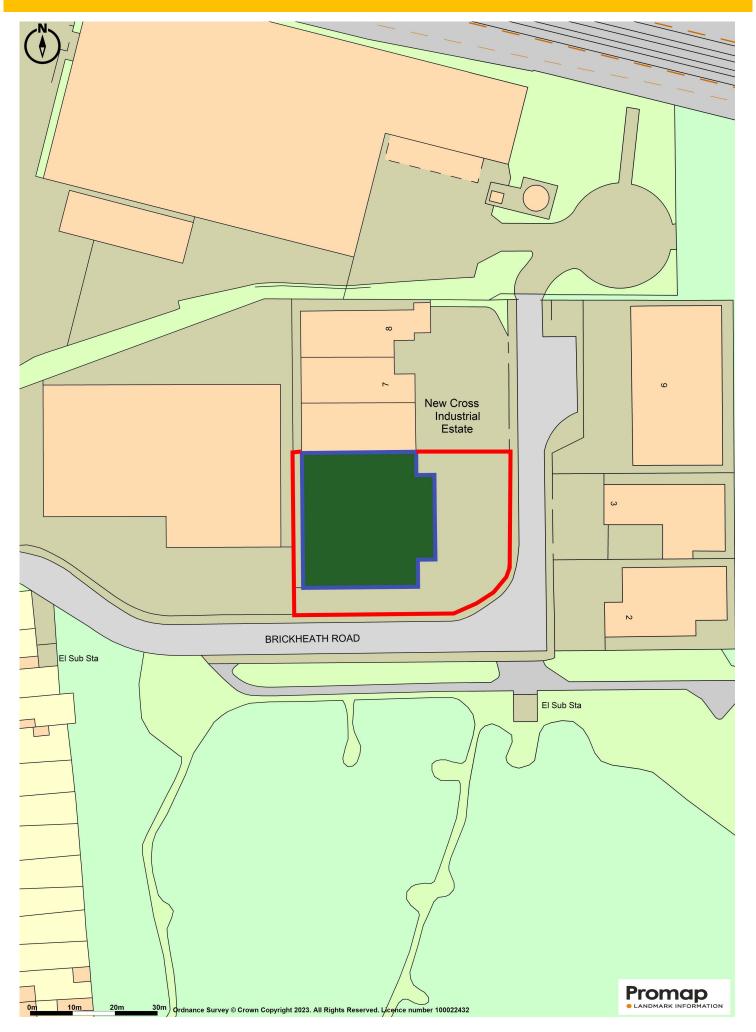
WEBSITE

Photography and further information is available at <u>bulleys.co.uk/4-5newcross</u>

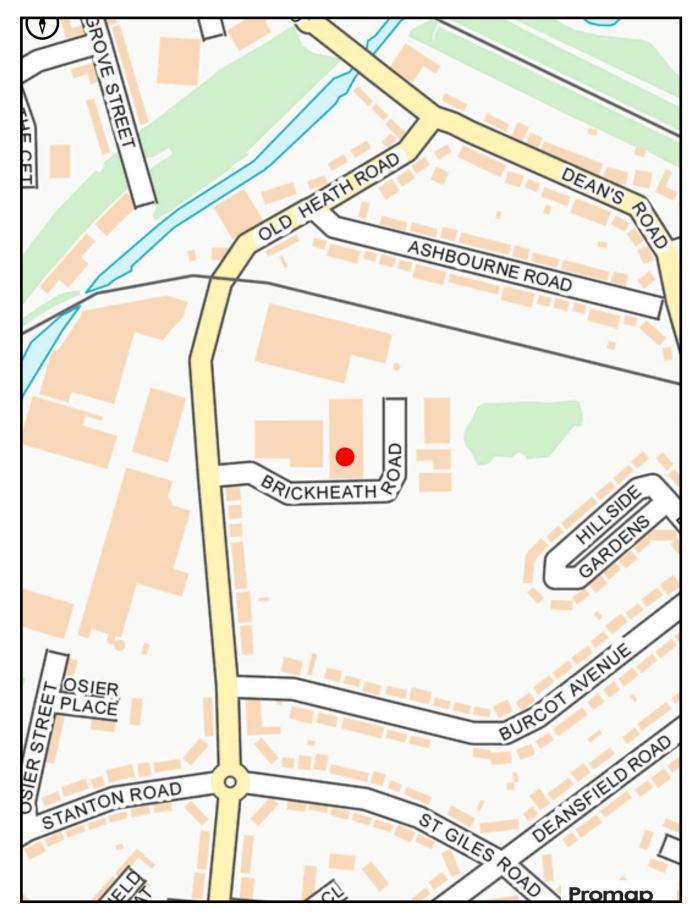
VIEWING

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

Details prepared 11/23



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



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.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not reply on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT.

(v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

(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.