

BULLEYS

CHARTERED SURVEYORS



01902 713333

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.

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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 1½ miles and the M6 Junction 10 approximately 4½ 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 bulleys.co.uk/4-5newcross

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

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