

THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT
& YARD

4,348 sq ft (410 sq m)
on site of 0.34 acres
approximately

📍 UNIT 4, STRAWBERRY LANE, WILLENHALL, WV13 3RS



Gated and fenced side yard
with parking area to rear.

Wolverhampton City Centre
approximately 3 miles distant.

M6 (Junction 10 approximately
3 miles distant via the Black
Country route dual carriageway

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LOCATION

Strawberry Lane is located off Neachells Lane which is approximately 3/4 mile North of its Junction with the main A454 Willenhall Road, linking Wolverhampton Cit Centre with the M6 Junction 10 some 3 miles distant via the A454 Black Country Route dual carriageway. Wolverhampton City Centre is approximately 3 miles distant with Wednesfield town centre being approximately 3/4 mile away. Wolverhampton City Centre is located approximately 1 mile distant. The M6 Motorway at Junction 10 provides access to the M5 Motorway and the Black Country national motorway network.

DESCRIPTION

The property comprises an industrial/warehouse unit being of portal frame construction with brick/block elevations beneath a pitched corrugated roof incorporating translucent roof lights, with a flat roof to the front office area. The floor is of concrete construction and the premises is predominately lit by fluorescent strip lights. The minimum eaves height is approximately 11'4" (3.6m) rising to 20'6" (6.3m). A mezzanine storage area with a staircase is also provided over the warehouse ancillary rooms and WC facilities. Vehicular access is via the roller shutter door to the rear of the property measuring approximately 11'6" (3.5m) wide by 11'11" (3.6m) high.

The offices benefit from suspended ceilings, carpet/ carpet tiles, gas central heating radiators and blinds to some windows.

Security bars are fitted to the front and side windows. The property benefits from gas radiator central heating, an intercom system, 3-phase electricity and a security alarm system. We are advised a new gas boiler has recently been fitted along with a new flat roof to the front offices however interested parties should confirm this with their advisor

ACCOMMODATION

Gross internal floor areas approximately:

	sq ft	sq m
Unit 4	4,348	410

Whole site approximately 0.34 acres

OUTSIDE

There is a fenced and gated yard area to the side of the property. A loading/unloading area and/or car parking is provided to both the front and rear of the premises.

SERVICES

We are advised that mains gas, water, drainage and 3-phase electricity are connected or available however, interested parties are advised to check the position with their advisors/contractors.

PURCHASE PRICE

£475,000 subject to contract.

PLANNING

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

RATES

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

Rateable Value: £19,000

Rates Payable: £9,481.00

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

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

WEBSITE

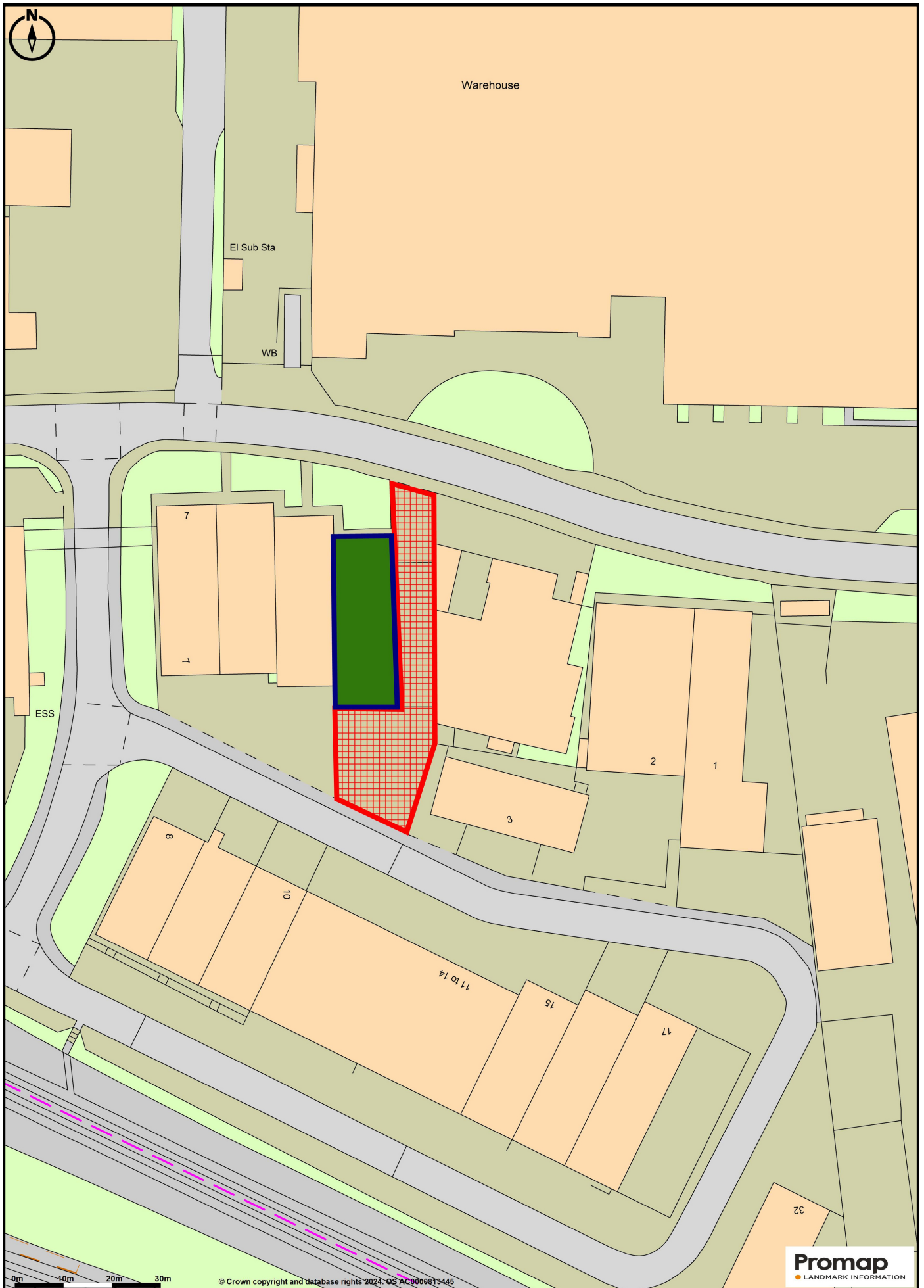
Aerial photography and further information is available at: bulleys.co.uk/4strawberry.

VIEWING

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

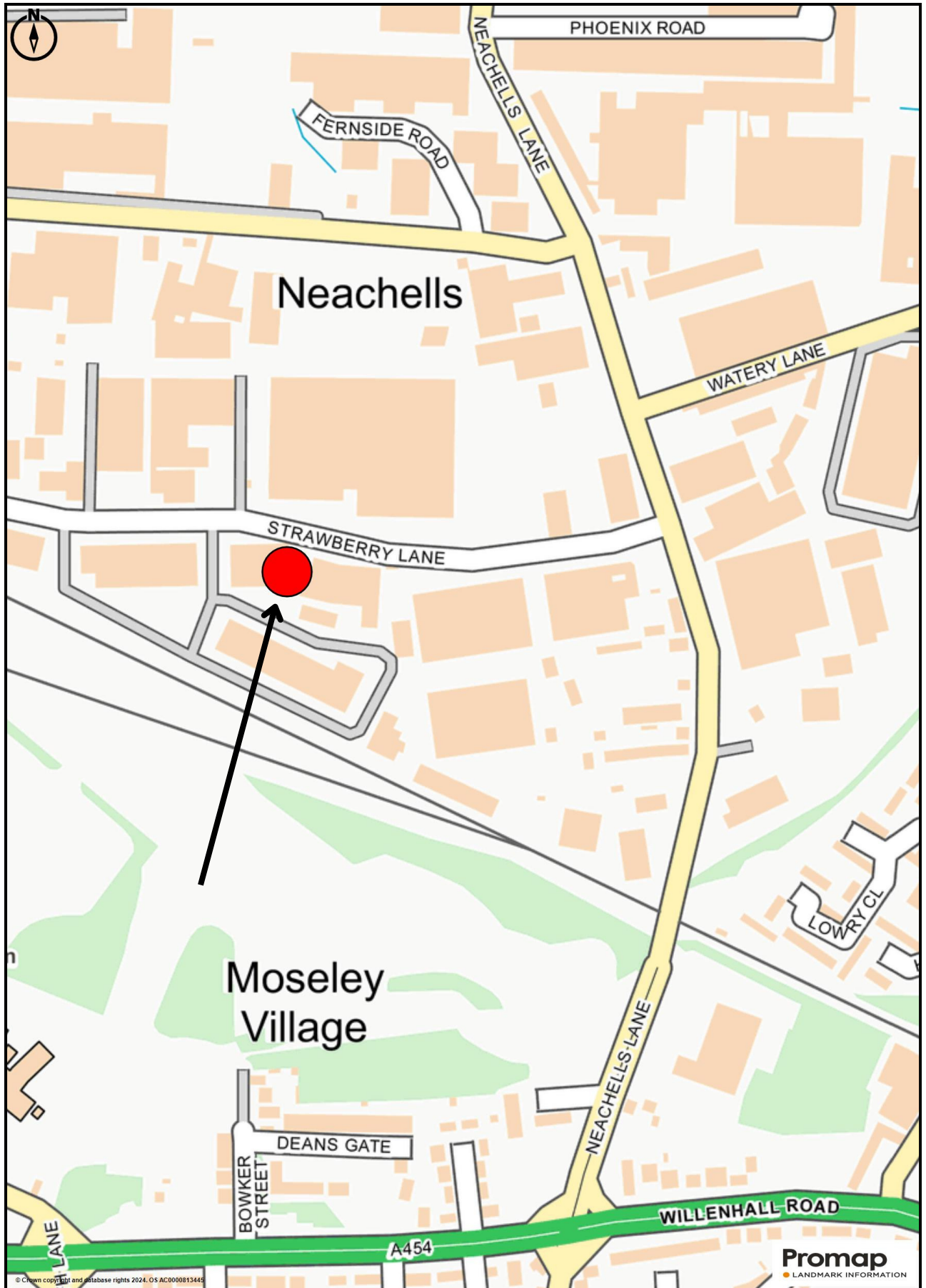
Details prepared: 02/2024





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

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IMPORTANT NOTICE

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