



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

**From 1,890 sq ft
(176 sq m)**



**INVICTA WORKS, OWEN ROAD, WILLENHALL,
WEST MIDLANDS, WV13 2PZ**



Photographs for illustration purposes only

◆ Prominent position

◆ Good access to M6 at J9 or J10

◆ Gated industrial estate

VIEW MORE AT BULLEYS.CO.UK

LOCATION

The units are located in a prominent position on Owen Road, Willenhall near the junction with Bilston Lane (B4590). Willenhall town centre is approximately 1 mile distant with The Keyway Retail Park being close by which includes Tesco, B & M Stores and Burger King. Junction 9 and Junction 10 of M6 motorway are approximately 2.5 miles distant providing access to the local and national motorway network.

DESCRIPTION

The units are currently in the process of being refurbished with Unit 7 now having been completed. Refurbishment works include new LED lighting, new roller shutter door and redecoration to include painted floor. Each unit has WC facilities and eaves height is approximately 9'8" (3m). The units have their own pedestrian access door and vehicular access is via a roller shutter door.

Externally 4 parking spaces are provided for each unit.

ACCOMMODATION

Gross internal areas approximately:-

	Sq Ft	Sq M
Unit 4	1,890	176
Unit 5	3,120	290

The units are available separately or combined.

SERVICES

We are advised that mains electricity is connected , and sub-metered. Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Please contact agent for rent

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

A service charge is levied for the management of the estate.

LEGAL COSTS

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

PLANNING

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

RATES

We are advised by the Valuation Office Agency website that the assessments are as follows:

Unit	Rateable Value	Rates Payable (2024/2025)
4	£9,100	£4,540.90
5	£10,500	£5,239.50

The above figures maybe 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.

VAT

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

EPC

EPC's have been commissioned and the units have been awarded the following grades.

Unit 4	60 C
Unit 5	46 B

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/owenrd

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.

Details amended: 01/2025