



INTERIM PARTICULARS

TO LET

MODERN INDUSTRIAL / TRADE WAREHOUSE WITH OFFICES

Unit 2, Planetary Industrial Estate, Planetary Road, Wednesfield, Nr. Wolverhampton,
WV13 3XA



4,868 sqft

(452.2 sqm) approx. GIA

UNIT TO BE FULLY REFURBISHED WITH MAIN ROAD FRONTAGE

LOADING YARD AND CAR PARKING PROVISION

EXCELLENT MOTORWAY ACCESS (J10 M6 4 MILES) APPROX





LOCATION

Planetary Industrial Estate is a prime, established industrial estate on Planetary Road in Wednesfield approximately 2.5 miles east of Wolverhampton and 15 miles northwest of Birmingham.

The estate is accessed directly from both Wednesfield Way (A4124) and Neachells Lane, which provide access to Wolverhampton City Centre to the west and the Willenhall Road / Black Country Route (A454) dual carriageway to the south. The A454 in turn provides direct access to Junction 10 of the M6 Motorway 4 miles to the east. Junction 1 of the M54 is situated 4.5 miles to the north, accessed via the A460 Cannock Road.

DESCRIPTION

The property provides a steel portal frame industrial unit with integral ground and first office accommodation. The unit is of part brickwork and part profile clad elevations surmounted by a modern metal roof incorporating translucent roof lights.

The warehouse will undergo a full refurbishment and provide concrete floor, new LED lighting, eaves height of 5.5m approx and is accessed by way of an electric roller shutter door.

The property offers integral office accommodation of brick/blockwork construction to ground and first floor. To ground floor, the offices provide separate works and office W/C accommodation, a works office, reception area and small utility room with open plan offices and a storage cupboard to first floor. Works kitchenette also provided

Externally, the property provides a service yard and demised car parking area to the front elevation with communal car parking also provided on the estate.

RENT / AVAILABILITY

The property is available by way of a new lease following a full refurbishment in Q1 2026.

Quoting rental based on £8.00 per sqft

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £22,500

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	3,037	282.1
GF & FF Offices	1,831	170.1
Gross Internal Area	4,868	452.2

EPC

Target EPC B following refurbishment.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade
Email: Neil.slade@harrislamb.com

Tel: 0121 455 9455
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OR

BULLEYS
Tel: 01902 713333

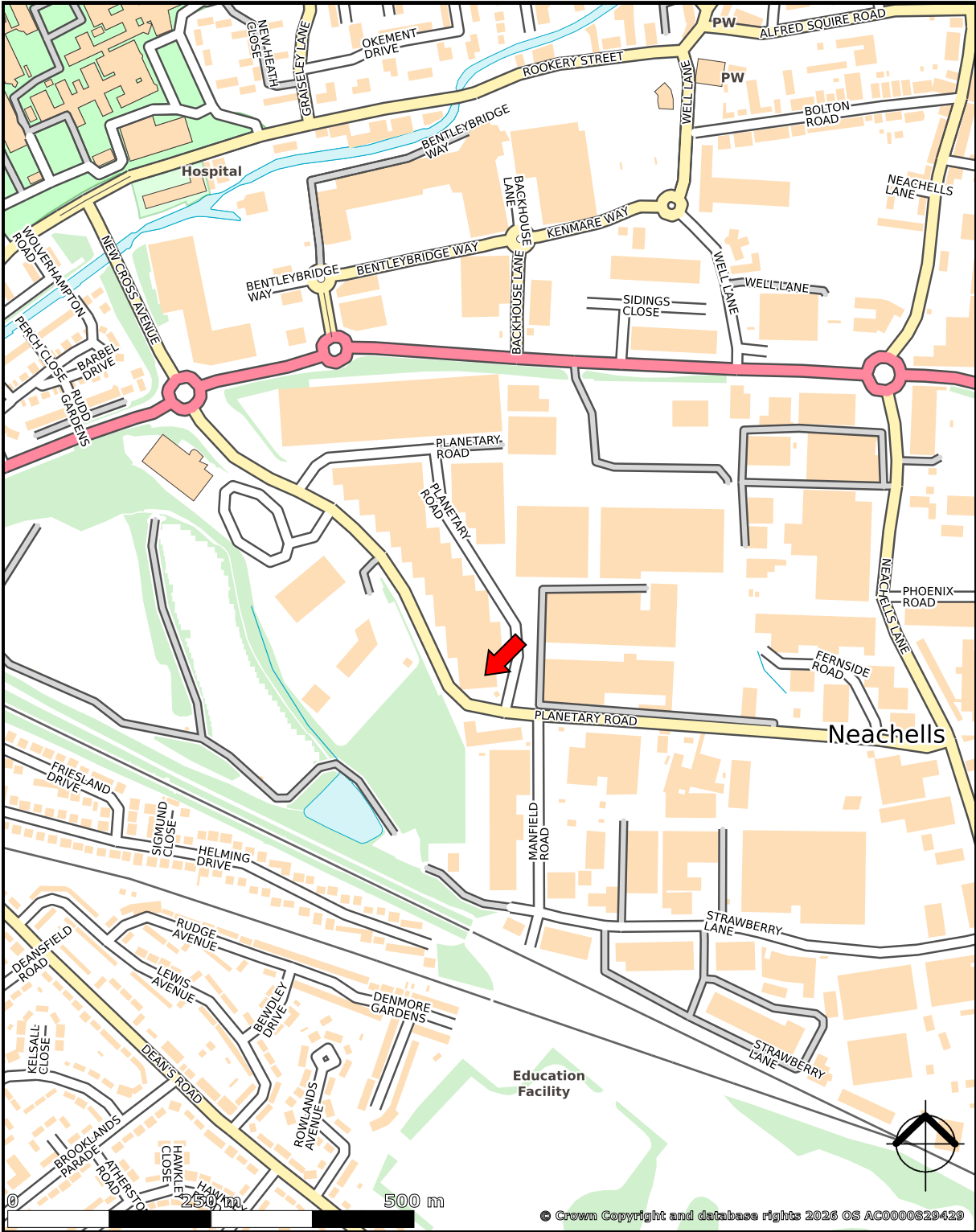
Date: December 2025

SUBJECT TO CONTRACT



TYPICAL OFFICE AS SHOWN

Unit 2, Planetary Industrial Estate, Planetary Road, Wednesfield, Nr Wolverhampton,
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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract