



TO LET

TRADE COUNTER/ WAREHOUSE WITH OFFICES & GATED YARD

Unit J, Key Industrial Park, Fernside Road, Wednesfield, WV13 3YA



11,209 sqft

(1,041.4 sqm) approx GIA

MODERN INDUSTRIAL WAREHOUSE FRONTING MAIN NEACHELLS LANE

8.6m EAVES & SECURE GATED SIDE YARD

EXCELLENT MOTORWAY ACCESS (J10 M6 4 miles) approx





LOCATION

The property is located on Key Industrial Park, an established industrial/trade location just off Nechells Lane 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 to-be-refurbished, end terrace modern steel portal frame industrial trade unit with integral groundfloor office accommodation, of part blockwork and part profile clad elevations surmounted by a profile metal clad roof incorporating translucent roof lights.

The warehouse provides concrete floor, 3 x gas fired blower heaters, LED lighting and an eaves height of 8.6m (minimum working height of 7.3m) with access via a single electric roller shutter door.

Integral offices are provided with reception, open plan offices and welfare facilities. The offices benefit from fluorescent tube lighting, carpeted throughout and gas central heating with security shutters to main entrance door.

Externally, the property provides a service yard and gated side yard with onsite parking.



ACCOMMODATION

	sqft	sqm
Warehouse	9,964.2	925.7
GF & FF Offices	1,245.4	115.7
TOTAL GIA (approx)	11,209.6	1,041.4

RENT/ TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rental based on £7.00 per sqft

RATES

2026 Rateable Value (Warehouse & Premises) £64,500

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 purchaser/ tenant is advised to obtain verification from their solicitor or surveyor.

ANTI MONEY LAUNDERING

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

EPC

C-72

LEGAL COSTS

Each party to bear their own

VAT

All prices quoted are exclusive of VAT, which is chargeable.

VIEWING

Strictly via the sole agents:-

HARRIS LAMB

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Date: March 2026

SUBJECT TO CONTRACT



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