

FOR SALE/ TO LET

FOR FURTHER INFORMATION / VIEWINGS: Please contact Towler Shaw Roberts:
4 Tettenhall Road, WV1 4SA / 01902 421216 / wolverhampton@tsrsurveyors.co.uk



TSR

TOWLER SHAW ROBERTS

CONSTRUCTION HOUSE | SPRING LANE | WILLENHALL | WV12 4HW

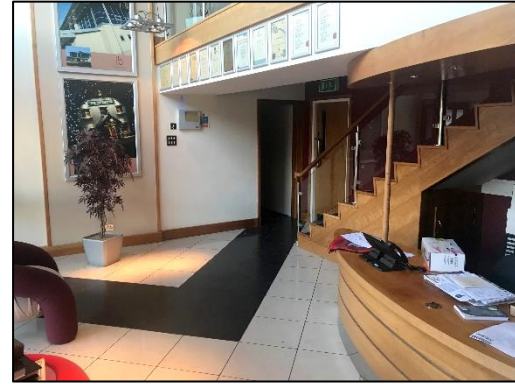
INDUSTRIAL PROPERTY WITH OFFICE SPACE APPROX. 10,120 SQFT (940.2 SQM)

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

CONSTRUCTION HOUSE, SPRING LANE, WILLENHALL, WV12 4HW

Summary:

- Warehouse space approximately 5,415 sqft (503.1sqm) plus mezzanine offices
- Office space approximately 3,678 sqft (341.7 sqm)
- Price: £410,000 for the freehold
- Rent: £35,000 per annum exclusive
- For further information please contact us



Location

Construction House is located on the corner of Spring Lane, close to its junction with Sandbeds Road (A462). Situated in an established Industrial area located just less than a mile to Willenhall Town Centre. Junction 10 of the M6 motorway is approximately 2 miles to the South East.

Description

The property comprises a two-storey office building featuring 10 office suites of varying sizes, exceptional board room facility, and attractive reception, along with male & female toilets and large kitchen.

The offices front a large warehouse to the rear which also features a mezzanine set of three office (air conditioned) and additional store rooms. Within the warehouse there are radiant heaters and vehicle access is via a large concertina door at the far end of the building.

The property benefits a large parking area to the side of the building with steel gates and palisade fencing surrounding. Please note the access is shared with the neighbouring company, Contelec, who have a right of access across the land as well as permission to park one vehicle.

Accommodation (approximate values)

	Sqft	Sqm
Warehouse	5,415	503.1
Mezzanine Offices (within warehouse)	910	84.5
Mezzanine Stores (within warehouse)	117	10.9
Offices	3,678	341.7
<u>Total:</u>	<u>10,120</u>	<u>940.2</u>

Services (Not Checked or Tested)

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

Tenure

- The Freehold of the property is available, with vacant possession upon completion.
- Or alternatively...
- A new full repairing and insuring lease, for a number of years to be agreed either for the whole or part of the property.

Price

£410,000 for the freehold

Rent

£35,000 per annum exclusive.



For Reference purpose only

Scale: Not to Scale

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Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and Premises

Rateable Value – £24,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Certificate (EPC)

Rating: E122

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located in within Walsall Borough Council.

Legal Costs

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

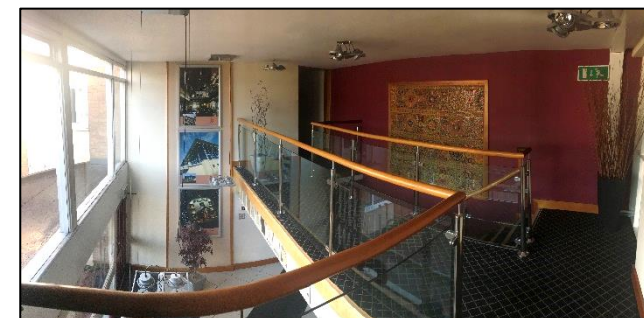
VAT

All costs / prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

Date: 11th November 2019



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Consumer Protection from Unfair Trading Regulations 2008

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