

# **INDUSTRIAL UNIT FOR SALE**



**UNIT 10 STRAWBERRY LANE | WILLENHALL | WV13 3RS**

Industrial / Warehouse unit approx. 3,379 sqft (314 sqm)

TEL: 01902 421216 EMAIL: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)

- **Versatile Industrial Unit**  
**approx. 3,379 sqft**
- **Situated on established**  
**Industrial estate**
- **Price: £250,000**

### Location

The property is situated on the established Strawberry Lane Industrial Estate, which is accessed off Neachells Lane in Willenhall. The Willenhall Road (A454) lies a short distance to the south giving access to Wolverhampton City Centre (approximately 2.5 miles to the west) and Junction 10, M6 Motorway (approximately 5 miles to the east).

### Description

An industrial/warehouse unit of brick elevations extending to approximately 3,379 sqft (314 sqm). Approximately 1,600 sqft is open storage space with the remainder made up of offices and workshops. The property comprises of offices, a kitchen and male and female toilet facilities, with additional mezzanine storage approximately 1,176 sqft (109.3 sqm). The warehouse benefits from low energy hi bay LED lighting and 3-phase electricity, with access being obtained via the roller shutter door. The workshops and remaining areas of the property have low energy LED strip lighting. Eaves height is estimated around 3.5 metres, and externally there is car parking to both sides, the front and rear.

### Accommodation

	<u>Sqft</u>	<u>Sqm</u>
Warehouse	3,379.35	313.95
Mezzanine Storage	1,176.42	109.29
<b>Total:</b>	<b>4,555.8</b>	<b>423.24</b>

### 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.

### Price

£250,000 for the Freehold interest.

### 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 – £13,250

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.

### Local Authority

The property is located within the City of Wolverhampton Council.

### Energy Performance Rating – C70

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216

Also at

**TSR House**

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at

**Unit 8, Hollinswood Court**

Stafford Court, Telford, Shropshire TF3 3DE

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### 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.

### Legal Costs

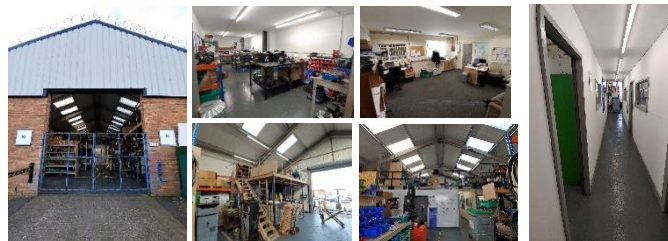
Each party will be responsible for their own legal costs incurred.

### VAT

We are advised that VAT is applicable.

### Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).



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### Consumer Protection from Unfair Trading Regulations 2008

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