

TO LET

SPRINGVALE INDUSTRIAL PARK

UNION STREET, BILSTON, WV14 0QL



INDUSTRIAL/WAREHOUSE WITH OFFICES

2,788 – 10,405 sq ft (259.01 – 966.66 sq m) (Approx. Total Gross Internal Area)

- Recently refurbished / to be refurbished
- Yard and parking areas
- Excellent road links to Black Country Route

LOCATION

The premises are situated within an established industrial area of Bilston and accessed via the A4039 Millfields Road, which leads directly to the A463 Black Country Route. Junction 10 of the M6 is approximately 3 miles to the east, whereas Wolverhampton City Centre is approximately 3.5 miles north-west.

DESCRIPTION

Springvale Industrial Park comprises a diverse range of industrial and warehouse facilities, including manufacturing and starter units, suitable for a variety of uses.

All available units are of steel portal frame construction with brick/block elevations and a concrete floor. Offices with W.C facilities are also provided to the front of each unit.

Externally, loading and car parking areas are provided. Units 1 and 2 also benefit from secure gated areas.

The units have either recently been refurbished or to be refurbished.



UNIT 7



ACCOMMODATION

Approx GIA	SQ M	SQ FT
Unit 1	482.63	5,195
Unit 2	484.03	5,210
Unit 3	277.13	2,983
Unit 1 & 2	966.66	10,405
Unit 7	593.00	6,383
Unit 19	259.01	2,788

RENTAL

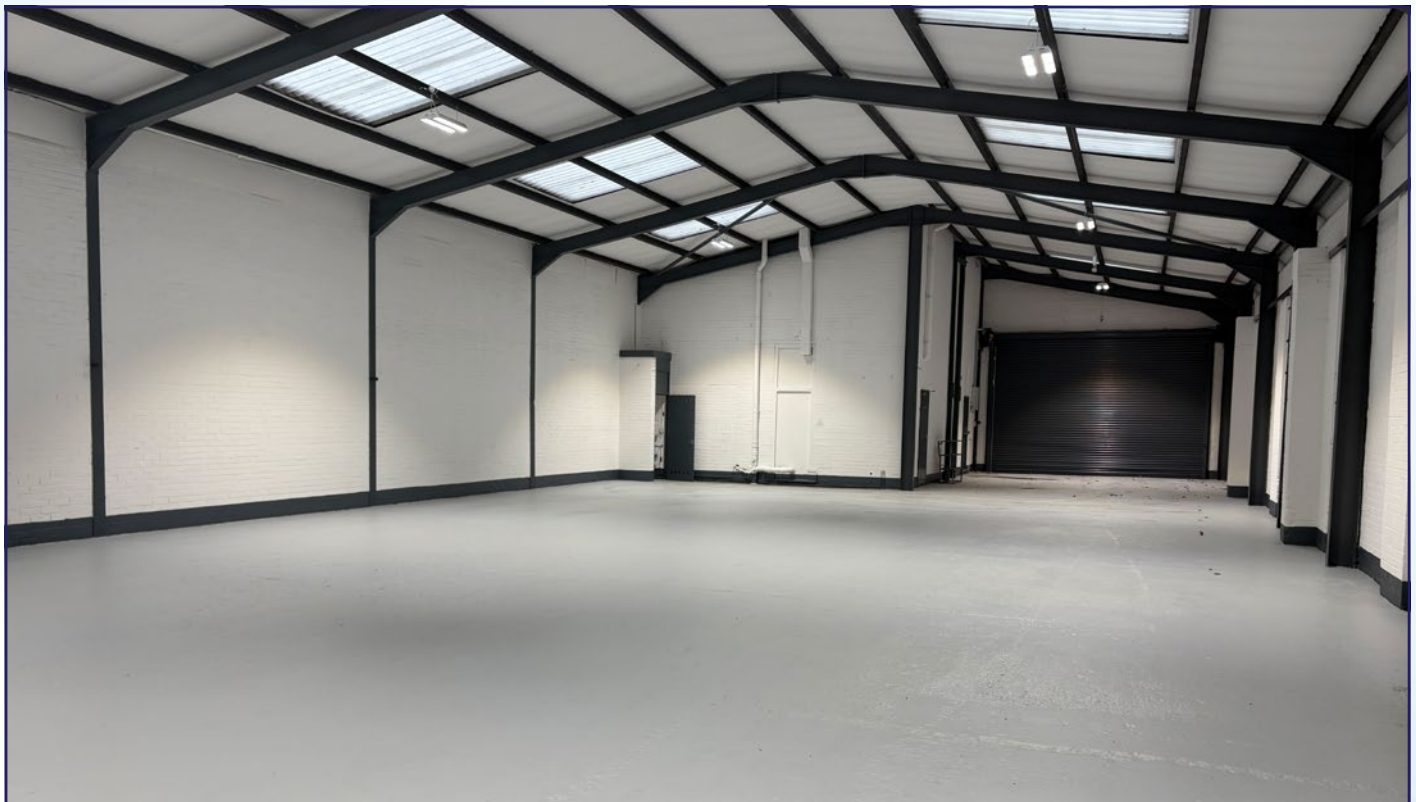
	RENT
Unit 1	£8 per sq ft (exclusive)
Unit 2	£8 per sq ft (exclusive)
Unit 3	£8.50 per sq ft (exclusive)
Unit 7	£8 per sq ft (exclusive)
Unit 19	£8.50 per sq ft (exclusive)

BUSINESS RATES

	2026 RV
Unit 1	£34,000
Unit 2	£33,750
Unit 3	£19,000
Unit 7	£36,250
Unit 19	£19,500

EPC

	EPC Rating
Unit 1	D (93)
Unit 2	D (100)
Unit 3	D (88)
Unit 7	D (99)
Unit 19	C (63)



TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING

All interested parties to make their enquiries to the Local Planning Authority.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

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.

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

POSTCODE: WV14 0QL



SITE PLAN



VIEWING Strictly via the joint agents

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BULLEYS

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SUBJECT TO CONTRACT

Ref: G6184 Date: 01/26

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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