

The Property Professionals

**BULLEYS**

CHARTERED SURVEYORS

bulleys.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET

**INDUSTRIAL UNIT WITH CRANE**

**POUNTNEY STREET  
WOLVERHAMPTON  
WEST MIDLANDS  
WV2 4HX**

**15,563 sq ft (1,446 sq m)**

9.71m minimum eaves height.

Cranes.

Wolverhampton City Centre within 0.5 miles distant.

[bulleys.co.uk/pountney](http://bulleys.co.uk/pountney)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford  
01952 292233

**01902 713333**

Oldbury  
0121 544 2121

View more at [bulleys.co.uk](http://bulleys.co.uk)

## LOCATION

The premises are located on the corner of Pountney Street/Stevens Gate within an established industrial area. The A4159 Wolverhampton Ring Road and the A449 Penn Road and the A459 Dudley Road provide access to the surrounding road network.

Wolverhampton City Centre lies approximately 0.5 mile distant. Junction 2 of the M54 motorway lies approximately 4.5 miles distant to the north via the A449 Stafford Road and Junction 10 of the M6 approximately 5.5 miles distant.

## DESCRIPTION

The premises comprises a single bay industrial building of steel truss roof construction. The roof incorporates translucent roof lights and side elevations are of brick construction with steel profile cladding. There is vehicle access to the front and rear of the property. The unit has a minimum eaves height of 9.71m and has the benefit of cranes.

There is an office block to the side of the property of brick construction under a flat roof. Male and female wc's are provided.

## ACCOMMODATION

Gross internal areas approximately:-

	sq ft	sq m
	15,563	1,446

## RENTAL

£50,000 per annum exclusive.

## LEASE TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

## RATES

We are verbally advised by Wolverhampton Council that the assessment is as follows:

Rateable Value: £41,250.00

Rates Payable: £18,892.50 (April 2013/14)

Subject to Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 01902 555802.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC will be available shortly.

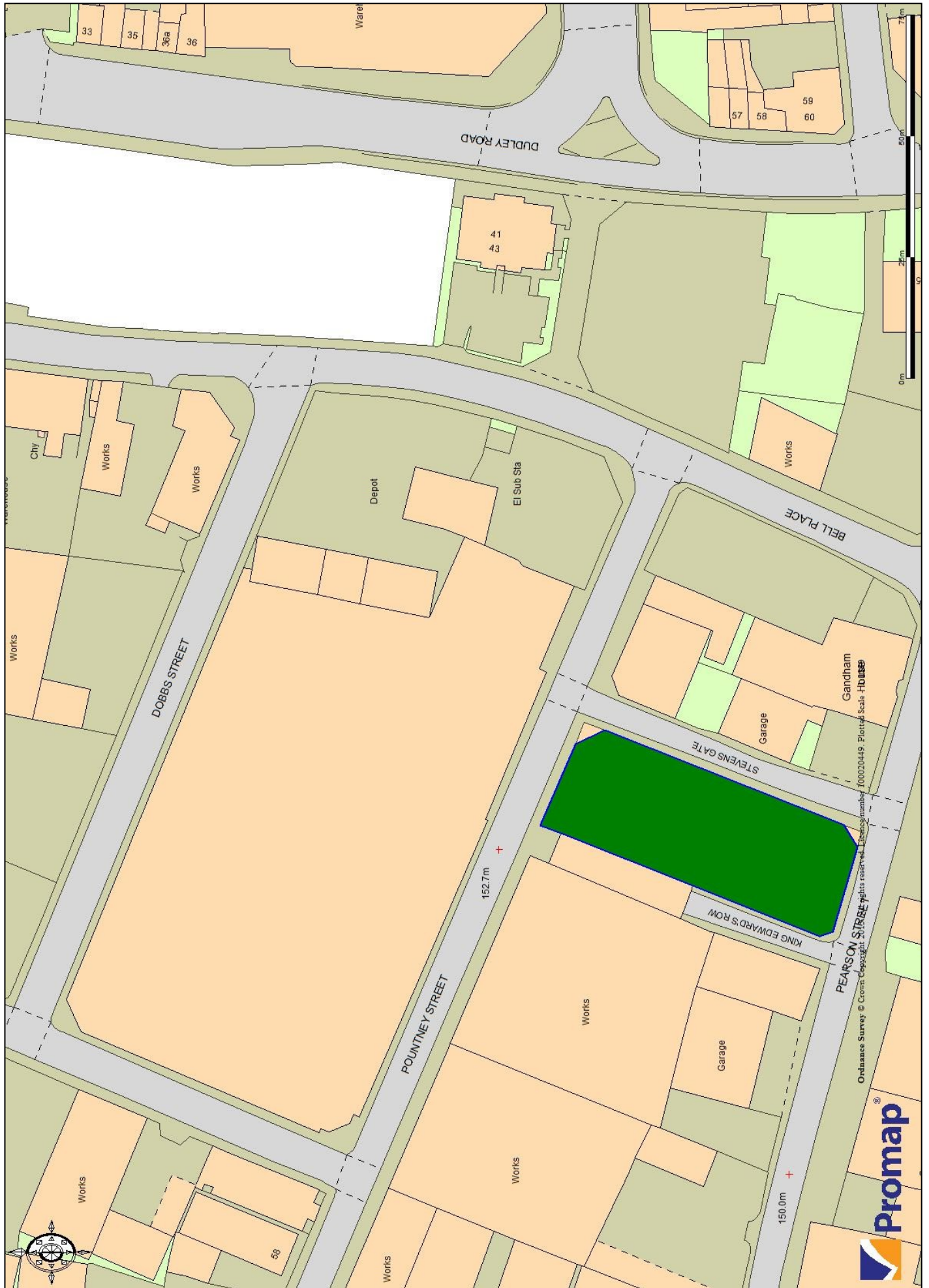
## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/pountney](http://bulleys.co.uk/pountney)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details prepared 03/13



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (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 must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.