

The Property Professionals

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## TO LET (MAY SELL)

INDUSTRIAL PREMISES WITH YARD

UNIT 3 (PART OF)  
CULLWICK STREET  
WOLVERHAMPTON  
WV1 2UL

2,720 sq ft ( 252.69 sq m)

Industrial premises with external yard areas.

Approximately 1.3 miles from Black Country Route A463.

M6 Motorway (Junction 10) approximately 4.4 miles.

[bulleys.co.uk/cullwick3](http://bulleys.co.uk/cullwick3)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Wolverhampton  
**01902 713333**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Oldbury  
0121 544 2121

## LOCATION

The industrial unit and yard is located off Cullwick Street and close to the Bilston Road which is one of the main arterial roads leading into Wolverhampton from Bilston, Wednesbury and the surrounding areas. Bilston Road is approximately 2 miles from Wolverhampton City Centre and benefits from good transport links to the M6, M5 and the Black Country Route (A463).

## DESCRIPTION

The Unit is of steel portal frame construction with brick/block elevations and a concrete floor. Internally a small office area and entrance area is provided along with a small WC and kitchen block across from this. The unit benefits from an external yard area which can be accessed from the south and east side of the site and provides access to all 3 roller shutters.

## ACCOMMODATION

Gross internal areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
<b>Total size</b>	<b>2,720</b>	<b>252.69</b>

External Yard Area approximately 0.15 acres

## RENTAL

£24,000 per annum subject to contract.

## LEASE TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

## FREEHOLD SALE

£260,000 subject to contract.

## PLANNING

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

## RATES

To be re-assessed.

## VAT

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

## EPC

An EPC has been commissioned and will be available shortly.

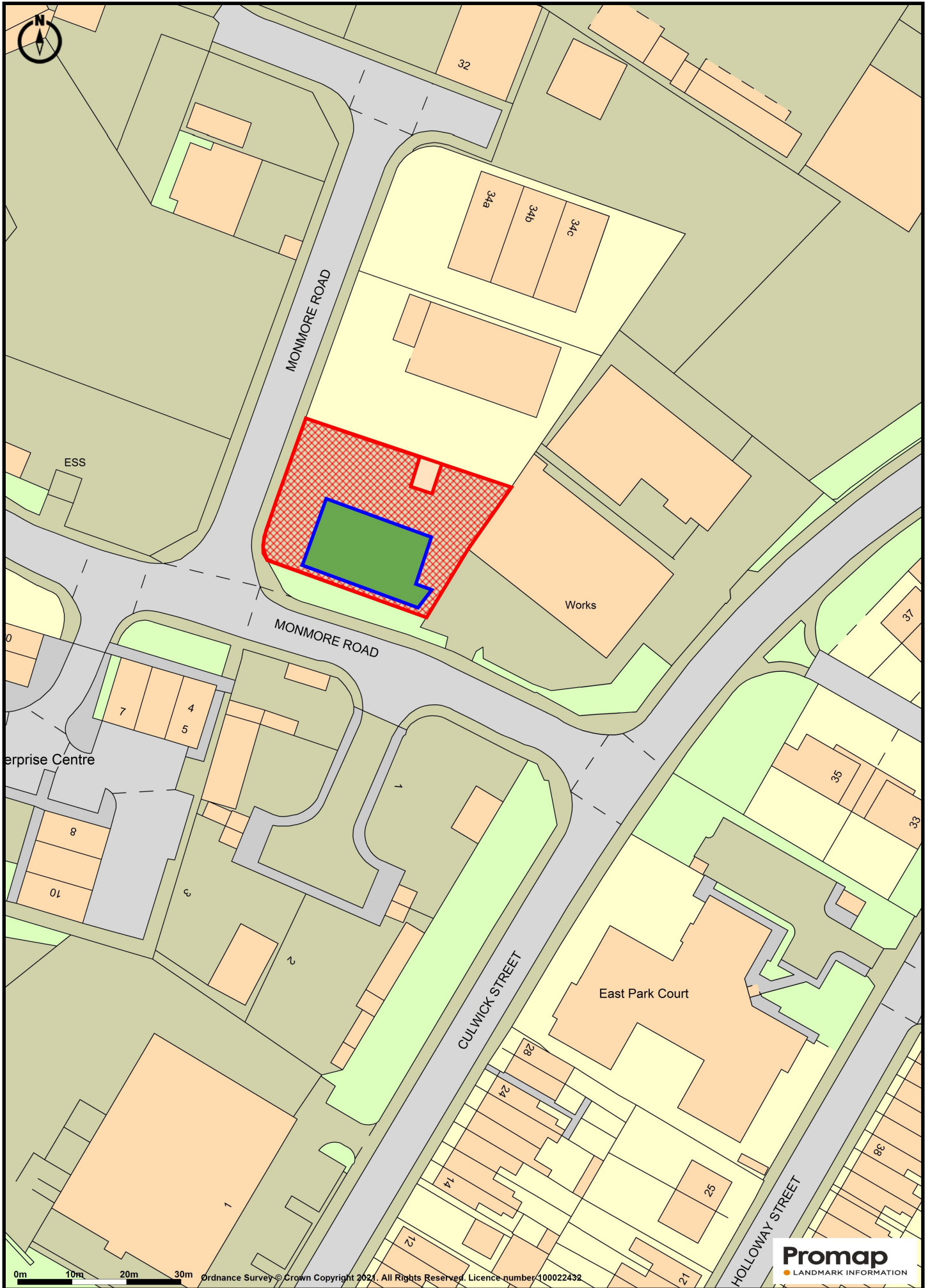
## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/cullwick3](http://bulleys.co.uk/cullwick3)

## VIEWING

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

Details prepared 06/21



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





#### IMPORTANT NOTICE

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