

# TO LET

**Industrial/Warehouse Premises  
with separate office/workshop**

12,877 - 69,914 sq ft (1,196 - 6,495 sq m)

Plus open storage land of circa 2 acres



Units 2 & 3

**OWENS  
TRADING ESTATE**

Wobaston Road | Wolverhampton | WV9 5EY



UNIT 2

YARD AREA

OPEN  
STORAGE  
LAND

UNIT 3

Near to Junction 2 M54 and  
Jaguar Land Rover engine plant

Large yard area

Self-contained 6 acre site



## STRATEGIC LOCATION

- Junction 2 M54 – 2 miles
- Jaguar Land Rover engine plant (i54) – 1 mile
- Wolverhampton City Centre – 4.2 miles
- New access road off Balliol Road creating a self-contained site

## ACCOMMODATION

	sq ft	sq m
<b>Unit 2</b>	<b>57,037</b>	<b>5,298.91</b>
<b>Unit 3</b>	<b>12,877</b>	<b>1,196.31</b>
<b>Total</b>	<b>69,914</b>	<b>6,495.22</b>

(Gross internal areas approximately)

The units are available together or separately.

Also available:  
2 acres open storage land







## DESCRIPTION

### UNIT 2

- Lattice portal frame construction
- Steel profile cladding
- Roller shutter doors
- Concrete floor
- Maximum work height 6 metres approximately
- Large yard area of approximately 1.5 acres  
(Additional yard available by separate negotiation)

### UNIT 3

- Steel frame construction
- Half of building fitted as office accommodation with suspended ceilings and raised floors

### UNIT 3



### UNIT 3



## TERMS

The premises are available on a new Full Repairing and Insuring lease.

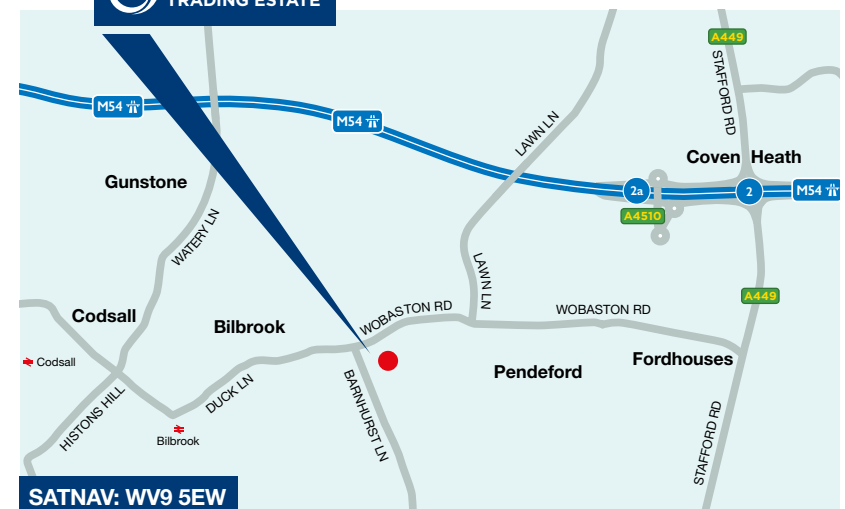
## RENT

Upon application.

## EPC

Unit 2: C68 | Unit 3: D78





## VIEWING

For further information or to arrange a viewing contact:



James Bird  
**01902 778581**  
 james.bird@bulleys.co.uk

## 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. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. January 2019.