

FULLARD HOUSE, NEACHELLS LANE, WEDNESFIELD,
WV11 3QF



FREEHOLD FOR SALE

SUBSTANTIAL
THREE STOREY OFFICE PREMISES

10,800sq.ft/1,003.34 sq.m

- Prominent, three storey structure.
- Considerable off-street car parking/loading/yard areas – total site area circa 0.9acre/0.36 hectare
- Part income producing.
- Within close proximity to the Black Country spine route.
- Circa 3½ miles from Junction 10 of the M6 motorway.



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LOCATION

The subject premises occupies a prominent position (extensive frontage), fronting Neachells Lane, situated within relative close proximity to the island intersection with Wednesfield Way.

Neachells Lane provides direct access to the main Willenhall Road/The Keyway (A454), which in turn provides direct access to the Black Country route (dual carriageway link between Junction 10 of the M6 motorway and Junction 1 of the M5 motorway).

Wolverhampton City Centre is located approximately 2 miles south west and Birmingham City Centre 14 miles south east.

DESCRIPTION

The subject premises comprise a detached, three/four storey structure, situated on a total site area extending to circa **0.9 of an acre/0.36 of a hectare**, providing high quality office accommodation, including ancillary storage.

Benefits include:

- Excellent natural light.
- Suspended ceilings/recessed lighting.
- Gas fired central heating throughout.
- Excellent off-street car parking.
- Roller shutter door access.
- Each floor is totally self-contained and if required can be leased on a separate basis.

ACCOMMODATION

10,800 sq.ft./1,003.34 sq.m.

CURRENT INCOME

The entire first floor office accommodation is currently occupied producing a rental income of **£12,000 p.a.** exclusive.

Further income is produced by the telecommunication masts - **£20,000 exclusive.**

Total current income **£32,000 p.a.** exclusive.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£690,000** (six hundred and ninety thousand pounds) are invited for this valuable freehold interest.

For More Information Contact:

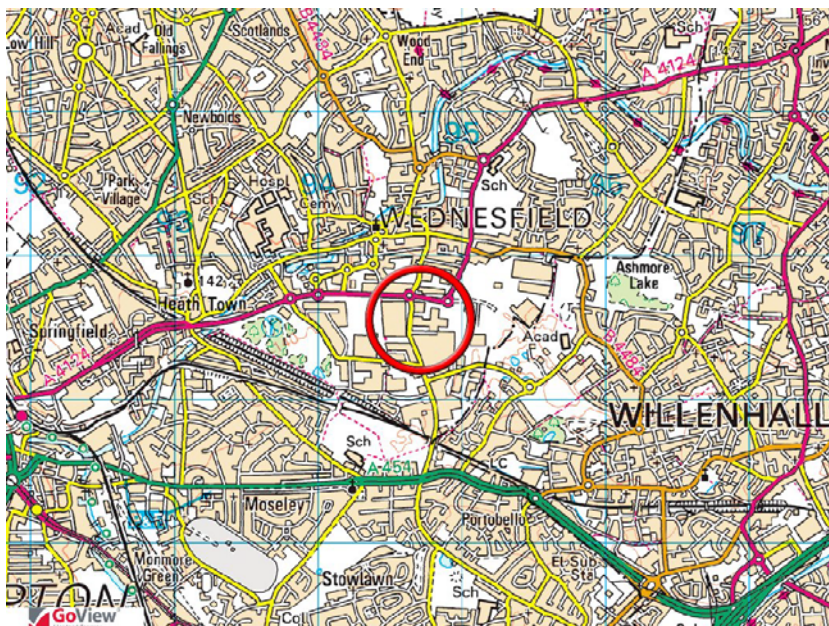
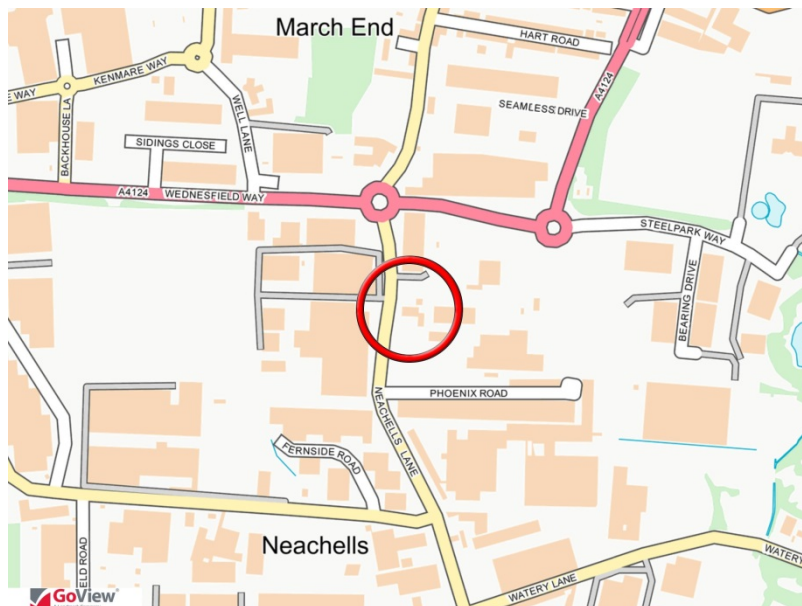
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.

