

The Property Professionals

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TO LET

INDUSTRIAL SITE

**ALMA STREET
WEDNESFIELD
WOLVERHAMPTON WV10 0EY**

Unit 1 - 7,292 sq ft
Unit 2 - 13,709 sq ft
Yard - Circa 0.57 acres
Site total: 2.35 acres

Secure self contained industrial site.

On a site of 2.35 acres.

Available as a whole or separately.

bulleys.co.uk/almost



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

01952 292233

Wolverhampton

01902 713333

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

Oldbury

0121 544 2121

LOCATION

Alma Street is located 1.5 miles east of Wolverhampton City Centre, with access provided via Inkerman Street. Junction 10 of the M6 motorway is located approximately 5 miles East and provides access to the wider motorway network. The area is served by a number of bus routes into the City Centre and Wolverhampton Railway Station is approximately 0.5 mile distant, which provides a regular train service to and from Birmingham New Street and the national railway network beyond.

DESCRIPTION

The premises comprises of a secured self-contained site which is irregular in shape and extends to approximately 2.35 acres. The yard areas benefit from bounded security palisade fencing and have a mixture of tarmacadam and concrete surfacing. There are two units on site both of which are of steel frame construction, The properties benefit from pitched roofs.

ACCOMMODATION

Gross internal areas approximately:-

	sq. ft.	sq. m
Building 1	7,292	677
Building 2	13,709	1,274
Total	21,001	1,951
Yard	0.57 acres	
Total Site	2.35 acres	

SERVICES

We are advised that mains water, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

RENTAL

Upon application.

LEASE TERMS

The unit is available by way of new Full Repairing and Insuring lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied to cover the communal costs and services.

PLANNING

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

RATES

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

Rateable Value: Building 1 £37,250.00
Building 2 £20,500.00

Subject to Small Business Rates Relief and 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 has been carried out on this property. The property has been awarded:-

Building 1 Grade C-73
Building 2 Grade D-82

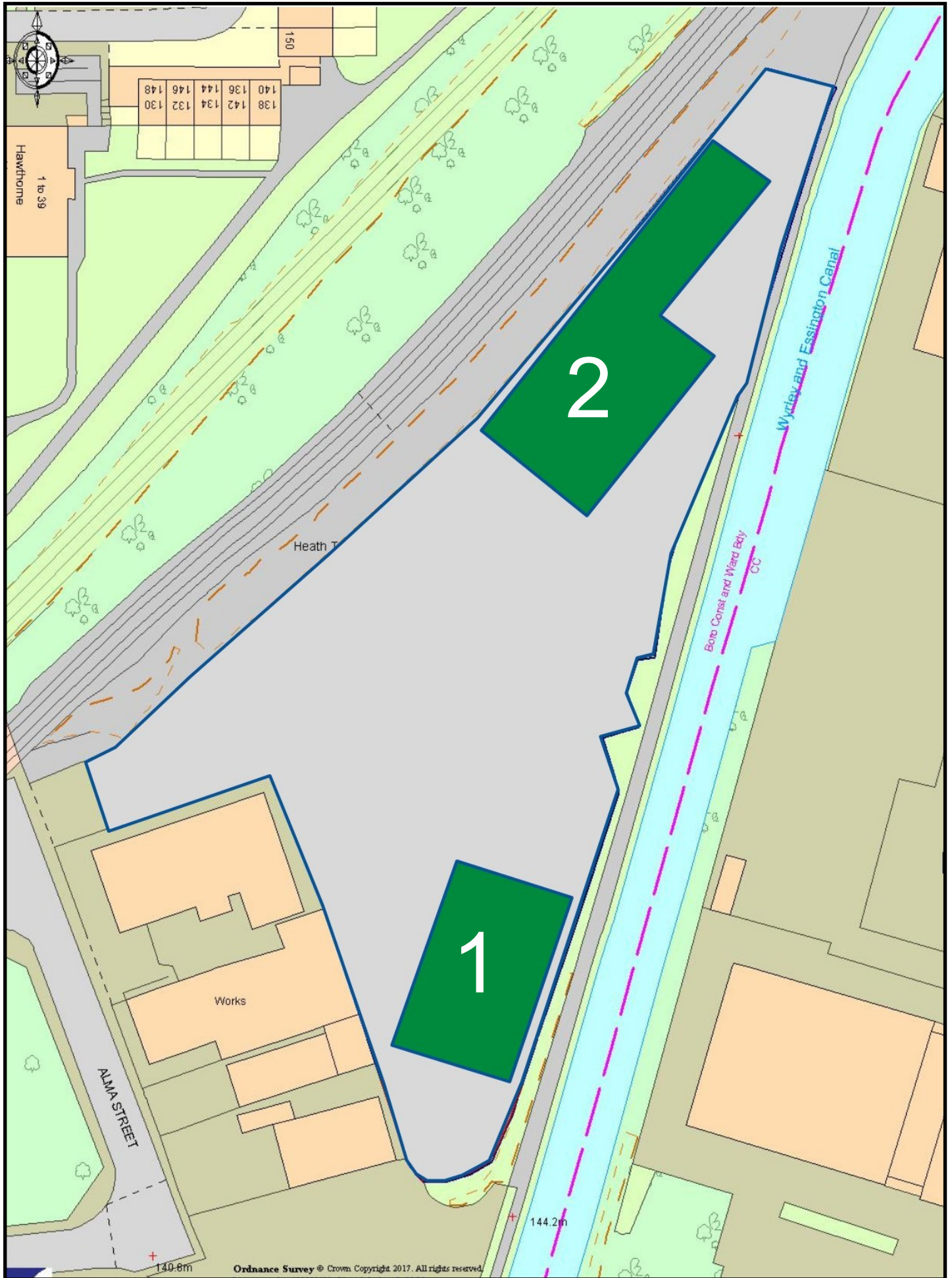
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/almast

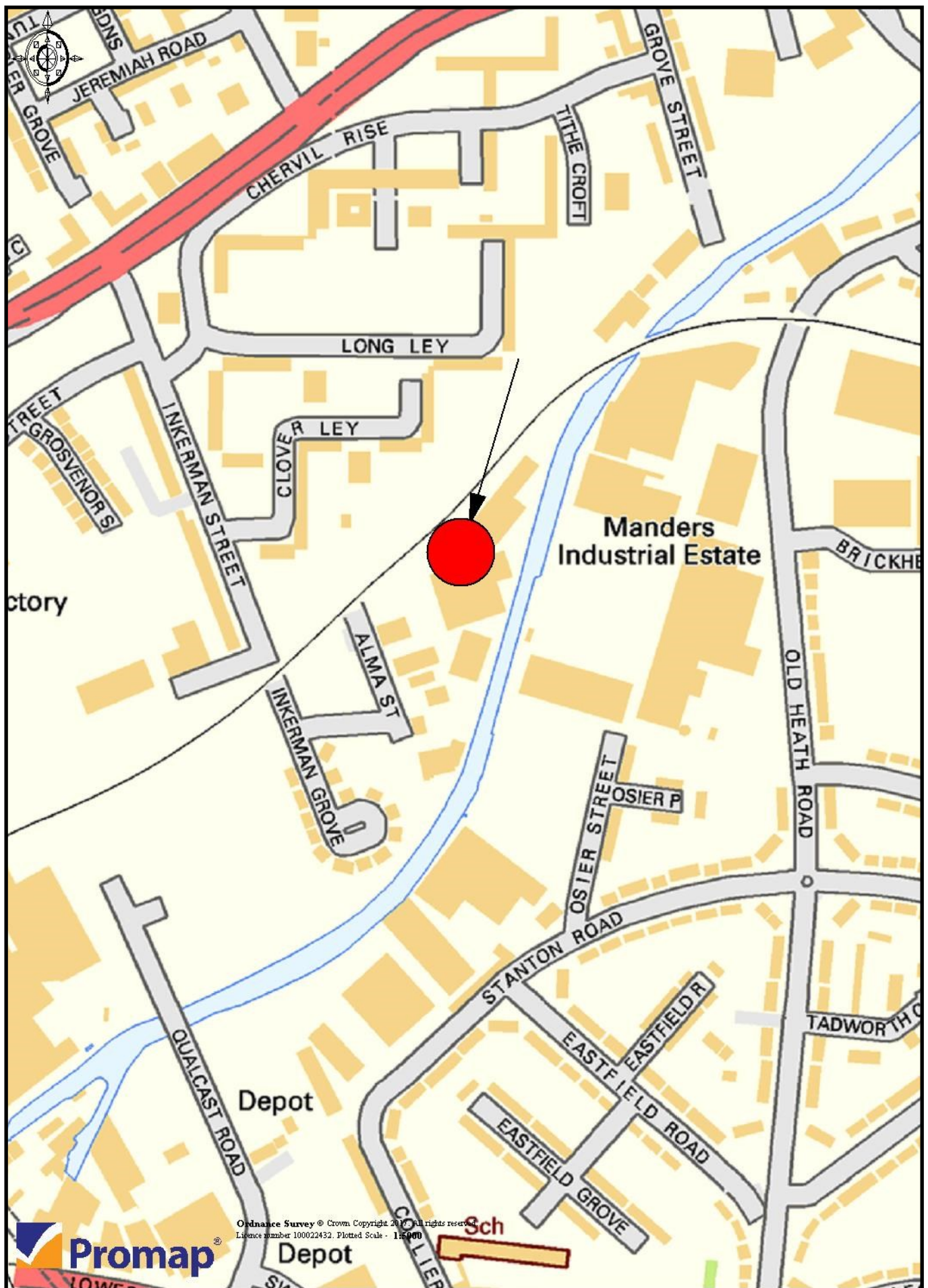
VIEWING

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

Details amended 01/19



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



IMPORTANT NOTICE

Bulleyes 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 Bulleyes 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.