



DRAFT PARTICULARS

TO LET

INDUSTRIAL WAREHOUSES & STARTER UNITS

SPRINGVALE INDUSTRIAL PARK, UNION STREET, BILSTON, WV14 0QL



TYPICAL UNIT AS SHOWN

1,200 – 10,500 sqft

(111,5 – 975.5 sqm) approx

YARD AND DEMISED PARKING AREAS

UNDER NEW OWNERSHIP - UNITS TO BE FULLY REFURBISHED

EXCELLENT ROAD LINKS TO BLACK COUNTRY ROUTE





LOCATION

The premises are situated within an established industrial area of Bilston and accessed via the A4039 Millfields Road, which leads directly to the A463 Black Country Route. Junction 10 of the M6 is approximately 3 miles to the east, whereas Wolverhampton City Centre is approximately 3.5 miles north-west.

DESCRIPTION

Springvale Industrial Park comprises a variety of industrial warehouses, manufacturing buildings and starter units suitable for a range of end uses.

Many of the units are of steel portal frame construction with brick/block elevations and roller shutter door provision, offering offices and W/C's to many.

Onsite parking and yard areas are provided.

ACCOMMODATION/ RENT/ EPC

UNIT	SQFT	RENT	EPC
28	1,235 (114.3)	£7,410 pax	115 E
27	1,242 (114.7)	£7,455 pax	78 D
18	2,677 (248.6)	£13,385 pax	101 E
3	2,983 (277.1)	£14,915 pax	112 E
5	3,692 (343)	£18,460 pax	120 E
11	3,717 (347.7)	£18,585 pax	124 E
1	5,195 (482.6)	£23,380 pax	82 D
2	5,260 (488.7)	£23,670 pax	62 C
1 & 2	10,455 (971.3)	£47,050 pax	As above

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.



RATES

UNIT	2017 RV
28	£4,900 (potential for zero rates payable)
27	£4,900 (potential for zero rates payable)
18	£8,500 (potential for zero rates payable)
3	£9,000 (potential for zero rates payable)
11	£11,250 (potential for zero rates payable)
5	£11,250 (potential for zero rates payable)
2	£15,500
1	£16,000

PLANNING

All interested parties to make their enquiries to the Local Planning Authority.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.





SERVICE CHARGE

A service charge is levied for the maintenance of common areas. Current Service Charge based on 32p per sqft (2018/19)

LEGAL COSTS

Each party to bear their own.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



VIEWING

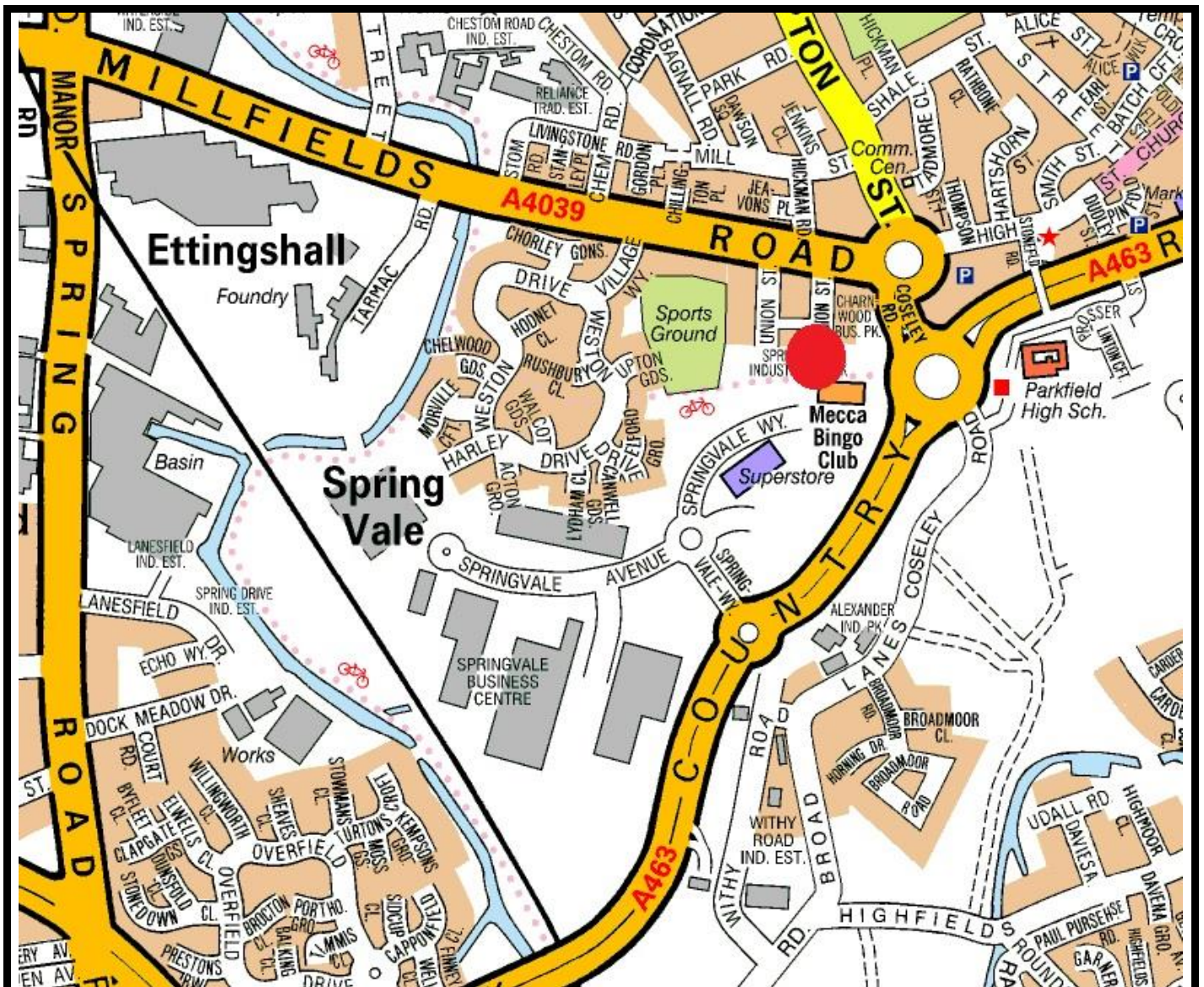
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Date: May 2019

OR Bulleys (0121-5442121)





Springvale Industrial Park
 Union Street
 Bilston
 WV14 0QL



Not to Scale
 For identification purposes
 only.

harrislamb
 PROPERTY CONSULTANCY