

# To Let

Well Lane  
Wednesfield  
Wolverhampton  
WV11 1TB

50,514 sq ft (4,693 sq m)

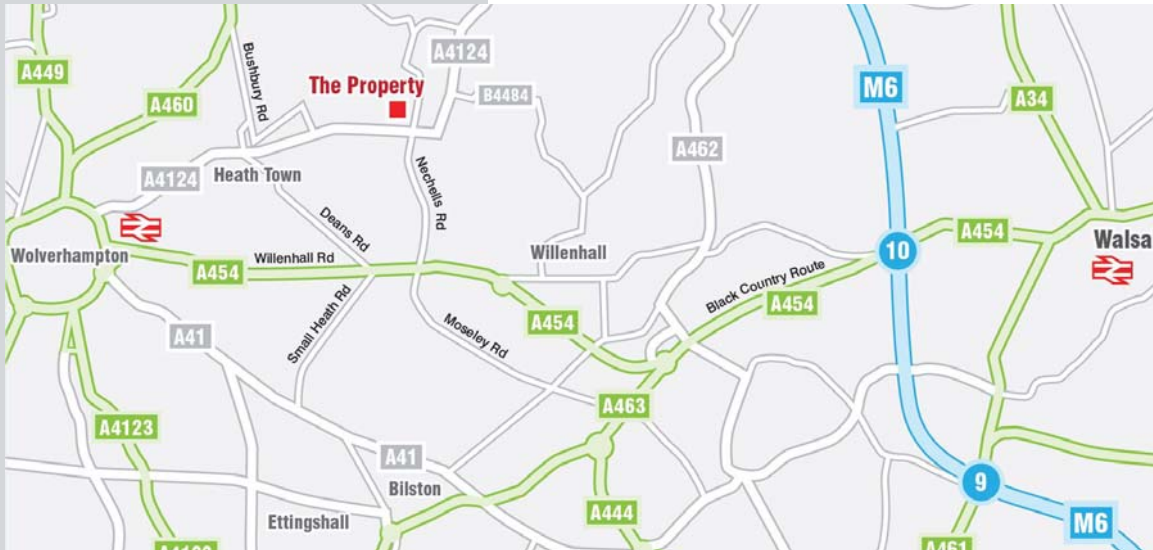
Former Trampoline and  
High Rope Centre

0121 236 8236

[avisonyoung.co.uk/10293](http://avisonyoung.co.uk/10293)



Archive photograph, new photographs to follow



## Location

Wolverhampton is the second largest city within the West Midlands conurbation. It forms a key part of the densely populated Black Country that encompasses the boroughs of Dudley, Sandwell and Walsall, with a population of circa one million.

The city is centrally located in the UK approximately 17 miles (27 km) north west of Birmingham, 74 miles (119 km) south of Manchester, 99 miles (159 km) north of Bristol and 138 miles (222 km) north west of London.

## Situation

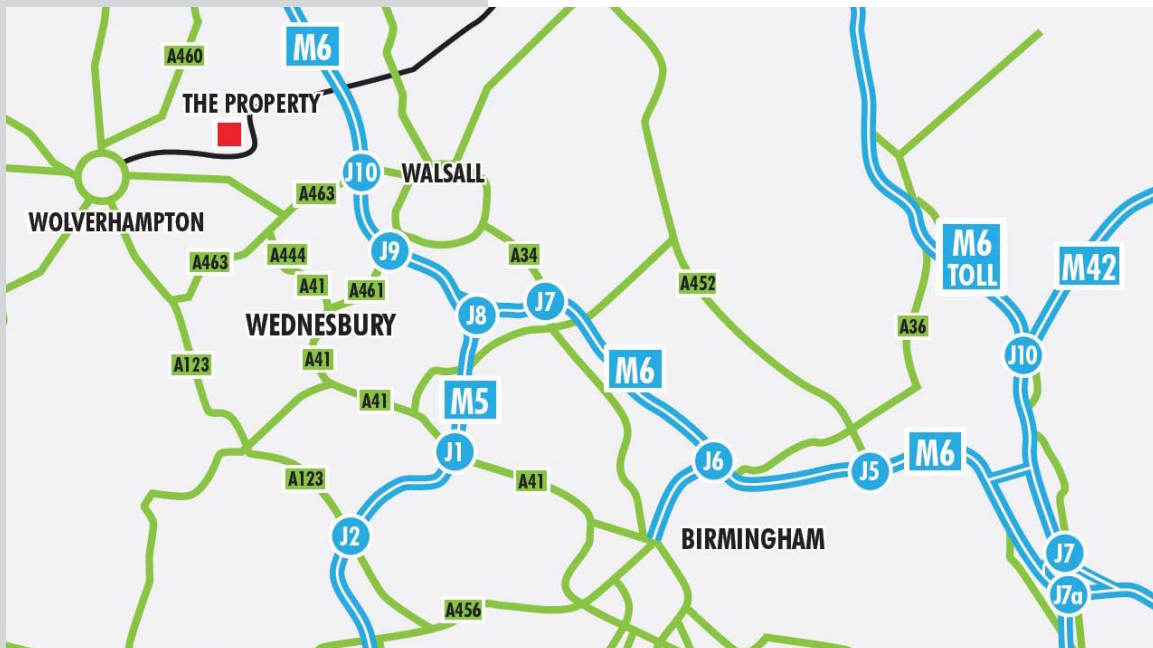
The property is situated in a highly prominent position fronting the A4124 Wednesfield Way and is in close proximity to Bentley Bridge Retail & Leisure Park.

Bentley Bridge Retail & Leisure Park is the primary family-friendly leisure offering for Wolverhampton. The retail park is anchored by a Sainsbury's and home to numerous national retailers including Argos, Boots, Costa Coffee, Laura Ashley and Next.

The leisure park comprises eight restaurants including Bella Italia, Chiquito, Nando's and Pizza Hut, and is also home to Hollywood Bowl, a 14 screen Cineworld and Pure Gym. The scheme attracts circa 2.9 million customers each year.

Places for People Leisure Centre, which includes a gym, main swimming pool and leisure swimming pool, is located 0.5 miles (0.8 km) away from the subject property on Planetary Road.

The property is situated within 1 mile (1.6 km) of Wolverhampton City Centre, approximately 4.5 miles (7.24 km) north west of Junction 10 of the M6 Motorway and approximately 13.2 miles (21.24 km) north west of Junction 2 of the M5 Motorway.







Well Lane, Wednesfield, Wolverhampton, WV11 1TB





## Description

The property comprises a steel portal frame warehouse built in 2002 with the following specification:

- First floor air conditioned open plan offices with stair and lift access
- Eaves height of 8.5 metres
- Two loading bays
- Suspended warm air heaters and circulation fans
- Halogen lighting
- Staff facilities including kitchen and WCs
- Fire alarm system
- Roof mounted circulation fans
- 85 car parking spaces
- Palisade fencing and CCTV security system
- Secure rear yard for commercial deliveries

There is also a first floor reception and café/seating area, with ancillary customer and staff facilities at ground floor.

## EPC

The building has an Energy Performance Rating of C-54.

## Rating

The unit is assessed as factory and premises, at a rateable value of £207,000 (2017).



# Accommodation

The property provides the following Gross Internal Areas:

Description	Sq ft	Sq M
Warehouse/Industrial (Including ground floor ancillary space)	42,000	3,902.00
First floor Offices	8,514	791.02
Total	50,514	4,693.02

The property extends to 2.25 acres (0.9ha) - (Boundaries and site areas shown are approximate only and subject to confirmation)



# Rent/Terms

To be let on a full repairing and insuring lease, rent on application. All terms are exclusive of VAT.

# Planning

The property currently has planning permission for D2-trampoline and high rope use with ancillary B8 use. Documentation available upon request.

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Please note this is archive photography

